



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Spencer Street, Accrington, BB5 6SY

£130,000

A PERFECT FAMILY HOME

With a stunning open plan living and kitchen area, modern fixtures and fittings and three generously sized bedrooms, this fantastic three bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Accrington. Only a short walk from the ever popular town centre and benefitting from neutral decoration, spacious rooms and having been presented and maintained to the highest standard throughout, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads openly on to a contemporary fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms, study and bathroom. Externally there is an enclosed yard to the rear with canopy and tiled garden to the front. For further information or to arrange a viewing please contact our Accrington branch at your earliest convenience.

Spencer Street, Accrington, BB5 6SY

£130,000



- Mid Terraced Property
- Spacious Rooms
- Enclosed Yard to Rear with Canopy
- EPC Rating C
- Three Bedrooms and Study
- Neutral Decoration
- Tenure Leasehold
- Open Plan Living and Kitchen
- Close to Local Amenities
- Council Tax Band A

Ground Floor

Front

Patio garden.

Entrance Vestibule

4'3 x 3 (1.30m x 0.91m)

UPVC double glazed front door, coving and hardwood single glazed frosted door to reception room.

Reception Room

29 x 14 (8.84m x 4.27m)

UPVC double glazed window, central heating radiator, coving, metre cupboard, television point, spotlights, understairs storage, open to kitchen and stairs to first floor.

Kitchen

16'3 x 11'10 (4.95m x 3.61m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for double oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine and dryer, integrated breakfast bar, boiler, coving, tiled effect flooring and UPVC door to rear.

First Floor

Landing

20 x 5'1 (6.10m x 1.55m)

Central heating radiator, coving, loft access and doors leading to three bedrooms, study and bathroom.

Bedroom One

14 x 12 (4.27m x 3.66m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

16'3 x 5'8 (4.95m x 1.73m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Three

12'11 x 5'11 (3.94m x 1.80m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Study

9'3 x 8'3 (2.82m x 2.51m)

Coving and wood effect flooring.

Bathroom

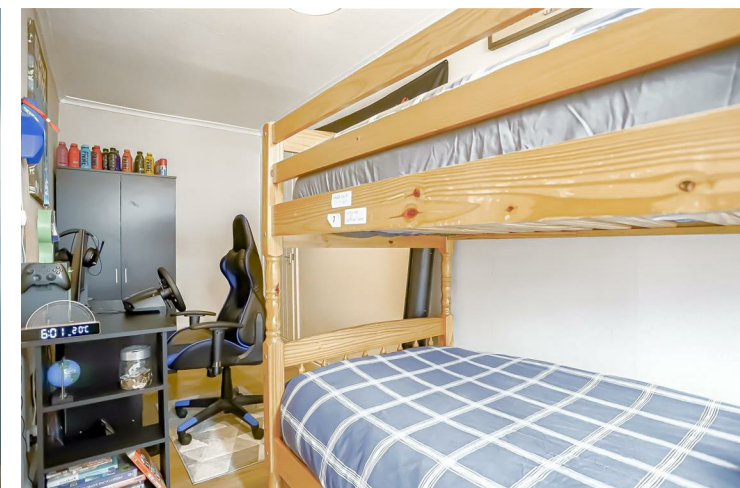
8'3 x 7'2 (2.51m x 2.18m)

Velux window, central heating towel rail, three piece suite, pedestal wash basin with mixer tap, dual flush WC, P shape panel bath with direct feed shower, tiled elevation, spotlights, extractor fan and tiled flooring.

Exterior

Rear

Enclosed yard with canopy.



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