



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			
(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.

Victoria Street, Accrington, BB5 5HH

£125,000

AN ENVIABLE END TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and three double bedrooms, this enviable end terraced property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. With modern fixtures and fittings, neutral decoration and two living areas, 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 Accrington, Clitheroe, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a modern fitted kitchen which leads out to the rear. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. Externally there is an enclosed yard to the rear with outbuildings and courtyard to the front.

For further information or to arrange a viewing please contact our Hyndburn office at your earliest convenience.

Victoria Street, Accrington, BB5 5HH

£125,000



- An Envious End Terraced Property
- Perfect Family Home
- On Street Parking
- Freehold
- Three Double Bedrooms
- Stylish Interior
- EPC Rating TBC
- Modern Fixtures And Fittings
- Sought After Location
- Council Tax Band A

Ground Floor

Entrance

Composite door to the entrance vestibule.

Entrance Vestibule

4'1 x 3'3 (1.24m x 0.99m)

Coving, tiled flooring, single glazed frosted door to the hallway.

Hallway

11'1 x 3'3 (3.38m x 0.99m)

Coving, doors to two reception rooms and staircase to the first floor.

Reception Room One

11'10 x 11'3 (3.61m x 3.43m)

UPVC double glazed window, central heating radiator, television point, meter cupboard, stone fireplace.

Reception Room Two

15 x 13'4 (4.57m x 4.06m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, open coal fire with tiled hearth and surround, under stairs storage cupboard, tiled flooring, door to the kitchen.

Kitchen

9'10 x 7'10 (3.00m x 2.39m)

UPVC double glazed window, central heating radiator, a range of cream wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled effect lino flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing

12'7 x 7'2 (3.84m x 2.18m)

UPVC double glazed frosted window, smoke alarm, loft access, over stairs storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

10'5 x 8'6 (3.18m x 2.59m)

UPVC double glazed window, central heating radiator, storage cupboard.

Bedroom Two

11'10 x 8'9 (3.61m x 2.67m)

UPVC double glazed window, central heating radiator.

Bedroom Three

15'4 x 6'4 (4.67m x 1.93m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a panelled bath with traditional taps and electric feed shower, pedestal wash basin with traditional taps, dual flush WC, integrated linen cupboard, wood effect lino flooring.

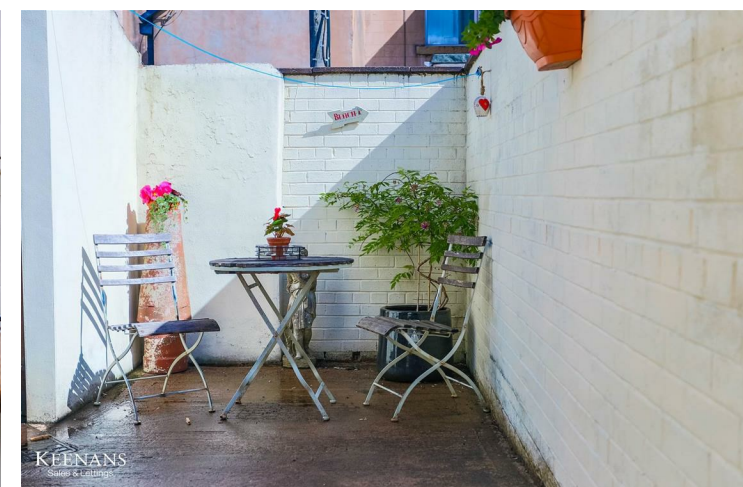
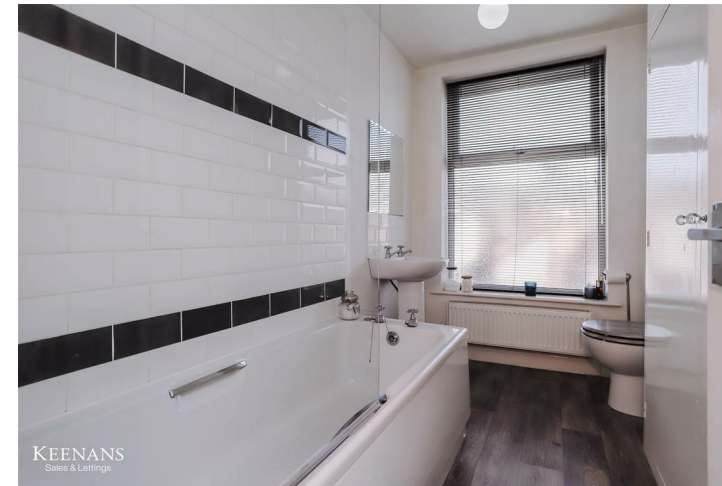
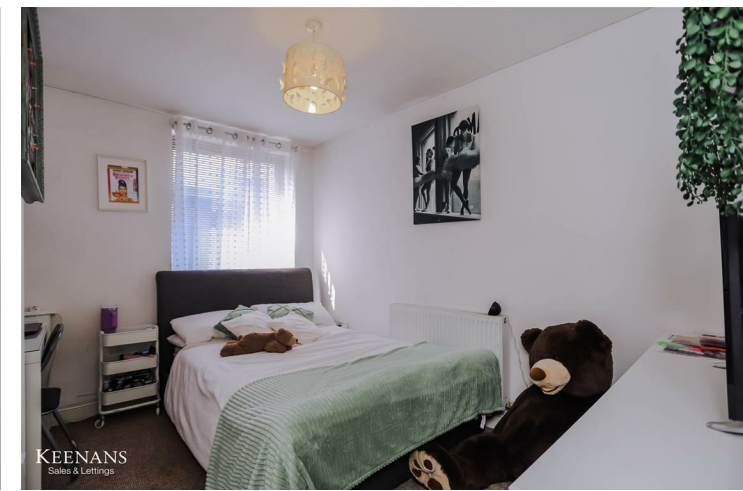
External

Front

Courtyard with paved areas.

Rear

Enclosed yard with two outbuildings.



Tel: 01254389384

www.keenans-estateagents.co.uk