

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		63	
(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.

Manchester Road, Accrington, BB5 2RX

£170,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout and flowing internally with character and charm, this enviable four bedroom terraced cottage is being proudly welcomed to the market in the sought after location of Baxenden. With stunning features, outstanding countryside views and neutral decoration, 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, Rossendale and major motorway links to Manchester and Preston.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious bedrooms and staircase up to the first floor and down to the lower ground floor. The lower ground floor benefits from an open plan living room which boasts a cast iron multi fuel burner and leads openly on to a contemporary fitted kitchen. The kitchen then leads through to a WC. The first floor comprises of doors on to two additional bedrooms and a family bathroom. Externally, there is an enclosed paved yard space to the rear with access to a rented garden, if desired.

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

Manchester Road, Accrington, BB5 2RX

£170,000



- Stunning Mid Terraced Cottage
- Contemporary Fitted Kitchen
- Paved Rear Garden with Countryside Views
- EPC Rating D
- Four Bedrooms
- Bursting with Character
- Tenure Freehold
- Two Bathrooms
- Presented to Highest Standard Throughout
- Council Tax Band A

Ground Floor

Entrance Hall

13'2 x 6'5 (4.01m x 1.96m)

UPVC double glazed front door, UPVC double glazed window, central heating radiator, spotlights, smoke detector, wood effect lino flooring, oak doors to bedroom one, bedroom three, stairs to lower ground floor and first floor.

Bedroom One

13'8 x 9'5 (4.17m x 2.87m)

UPVC double glazed window, central heating radiator, spotlights, television point and oak door to en suite.

En Suite

7'1 x 3'5 (2.16m x 1.04m)

Double electric feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, PVC panel elevations, spotlights, extractor fan and stone tiled flooring.

Bedroom Three

8'11 x 7'1 (2.72m x 2.16m)

UPVC double glazed window, central heating radiator, spotlights and inset shelving.

Lower Ground Floor

Open Plan Reception Room

23'4 x 13'6 (7.11m x 4.11m)

Two central heating radiators, spotlights, smoke detector, television point, cast iron multifuel burner with original Inglenook stone and oak mantel, wood effect lino flooring and open access to kitchen.

Kitchen

18'10 x 6'7 (5.74m x 2.01m)

UPVC double glazed window, three Velux windows, central heating radiator, spotlights, range of panelled wall and base units with wood effect worktops, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, integrated dishwasher, space for fridge freezer, wood effect lino flooring, oak door to WC and UPVC double glazed frosted door to rear.

WC

6'7 x 4'3 (2.01m x 1.30m)

UPVC double glazed frosted window, pedestal wash basin with traditional taps, dual flush WC, Biasi boiler, spotlights and stone tiled flooring.

First Floor

Landing

14'8 x 7'3 (4.47m x 2.21m)

UPVC double glazed window, central heating radiator, spotlights, oak doors to bedroom two, bedroom four and family bathroom.

Bedroom Two

13'10 x 6'9 (4.22m x 2.06m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Four

8'8 x 7'0 (2.64m x 2.13m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

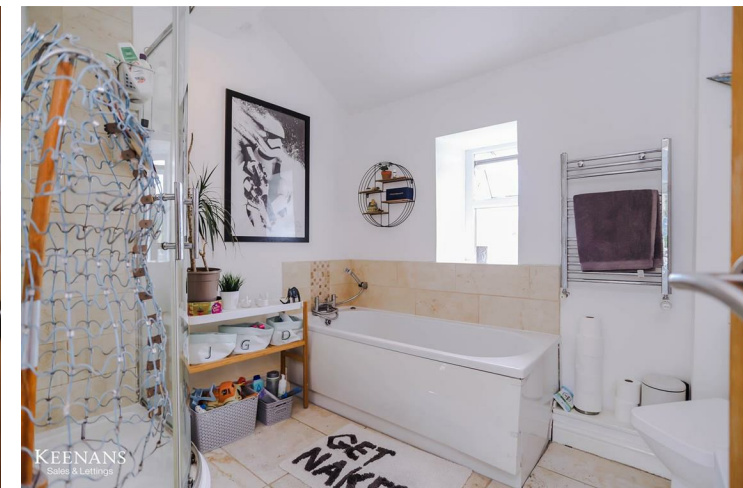
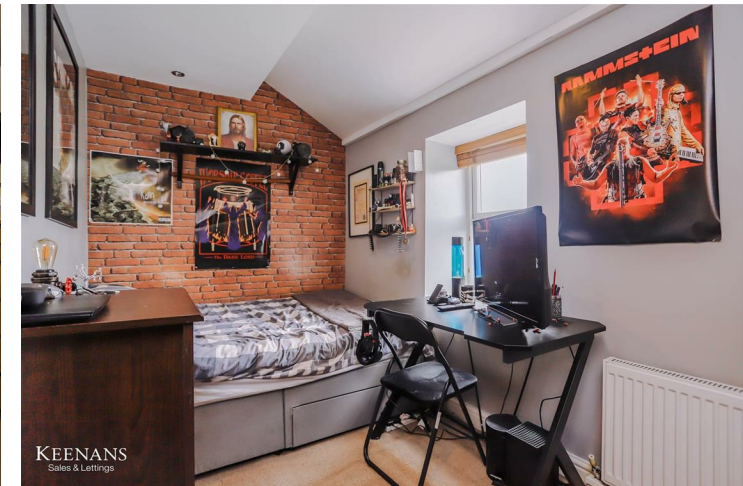
8'11 x 7'11 (2.72m x 2.41m)

UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, double electric feed shower enclosed, tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed paved yard with access to rented garden.



Tel: 01254389384

www.keenans-estateagents.co.uk