

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			80
(69-80) C			
(55-68) D		58	
(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.

Bold Street, Accrington, BB5 6SS

£115,000

A MODERN FIRST TIME HOME

Having been presented and updated to the highest standard throughout with added conservatory, beautiful low maintenance gardens and modern fixtures and fittings, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With neutral decoration, stylish interior and only a stones throw away from the town centre, this property is the perfect first time 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 hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a modern kitchen which guides you through to a conservatory. The first floor comprises of doors on to two generously sized bedrooms and a bathroom. Externally, there is an enclosed garden to the rear with paving, artificial lawn and storage shed. To the front there is a paved courtyard.

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

Bold Street, Accrington, BB5 6SS

£115,000



- Exceptional Mid Terraced Property
- Modern Fixtures And Fittings
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Added Conservatory
- Council Tax Band A
- Low Maintenance Garden
- Sought After Location
- Freehold

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

3'6 x 3'5 (1.07m x 1.04m)

Central heating radiator, single glazed frosted door to the reception room and staircase to the first floor.

Reception Room

13'5 x 13'2 (4.09m x 4.01m)

UPVC double glazed window, central heating radiator, television point and single glazed frosted door to the kitchen/dining area.

Kitchen/Dining Area

15'11 x 6'11 (4.85m x 2.11m)

UPVC double glazed window, central heating radiator, range of white gloss wall and base units, wood effect surface, stainless steel one and a half sink and drainer with a high spout spring mixer tap, integrated electric oven with a four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine and dryer, spotlights, under stairs storage cupboard, wood effect laminate flooring and single glazed door to the conservatory.

First Floor

Landing

5'11 x 2'7 (1.80m x 0.79m)

Doors to two bedrooms and family bathroom.

Bedroom One

15'11 x 10'9 (4.85m x 3.28m)

UPVC double glazed window, central heating radiator and fitted open wardrobe.

Bedroom Two

10'1 x 9'9 (3.07m x 2.97m)

UPVC double glazed window and central heating radiator.

Bathroom

7'1 x 5'10 (2.16m x 1.78m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a pedestal wash basin with mixer tap, low base WC, corner panelled bath with mixer tap and rinse head and a direct feed rainfall shower, tiled elevations, spotlights and wood effect lino flooring.

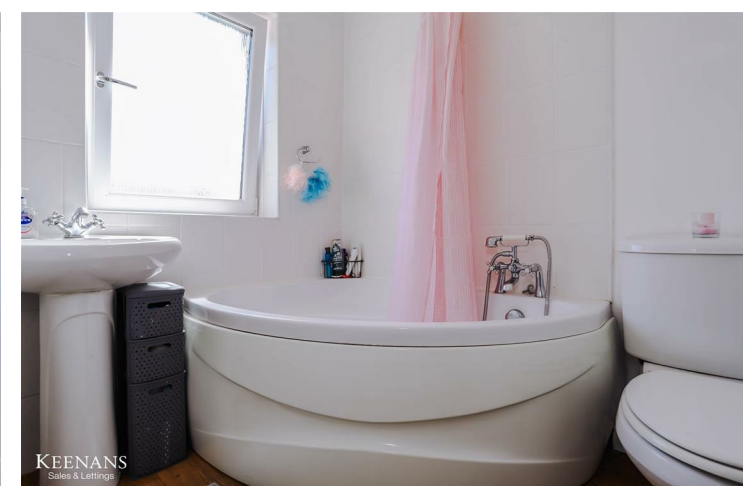
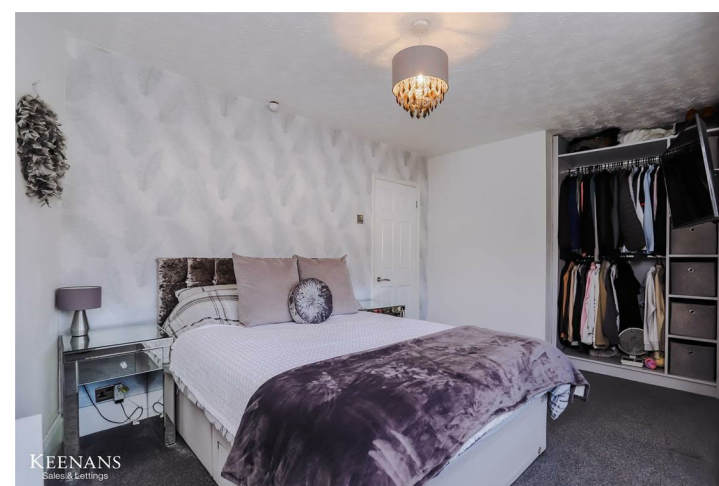
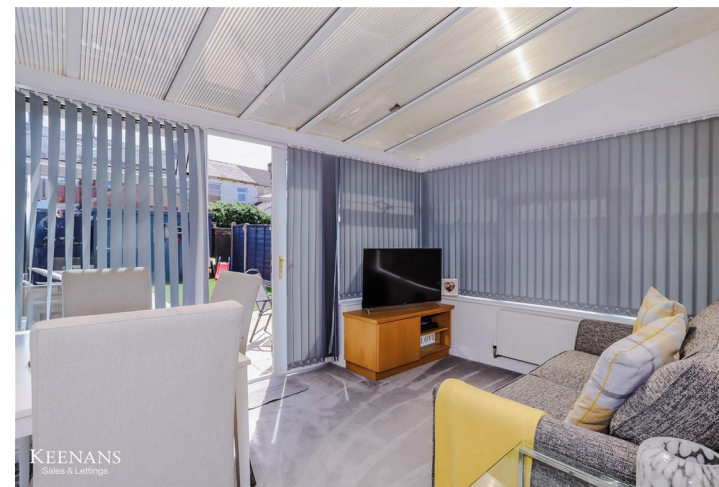
External

Rear

Enclosed garden with Indian stone paving, artificial lawn and timber storage shed.

Front

Enclosed garden with artificial lawn.



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