



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			88
(81-91) B		73	
(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.

Primrose Street, Accrington, BB5 0HU

£89,950

AN ENVIABLE FIRST TIME HOME

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and partially converted attic, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With a generously sized outdoor space, two double bedrooms and open plan kitchen/dining area, 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 vestibule provides access through to a spacious reception room. The reception room then leads openly on to an inner hallway which guides you through to a kitchen/dining area and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a modern family bathroom. The second bedroom has ladder access on to the attic which has been partially converted into a fantastic storage space perfect for storage space or to be fully converted into a third bedroom. Externally, there is an enclosed garden with paving, decking and artificial lawn.

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

Primrose Street, Accrington, BB5 0HU

£89,950



- Exceptional Mid Terraced Property
- Perfect First Time Home
- On Street Parking
- EPC Rating C
- Two Double Bedrooms
- Sought After Location
- Council Tax Band A
- Modern Throughout
- Low Maintenance Garden
- Leasehold

Ground Floor

Front

Paved courtyard with mature shrubs.

Entrance

UPVC double glazed frosted door to the entrance vestibule.

Vestibule

4'4 x 3'2 (1.32m x 0.97m)

Dado rail, meter cupboard, tiled flooring and single glazed frosted door to the reception room.

Reception Room

14'1 x 11'4 (4.29m x 3.45m)

UPVC double glazed window, central heating radiator, coving, electric fire, television point, wood effect laminate flooring and open to the inner hallway.

Inner Hallway

3'5 x 2'7 (1.04m x 0.79m)

Smoke alarm, wood effect laminate flooring, single glazed frosted door to the kitchen/dining area and staircase to the first floor.

Kitchen/Dining Area

14'1 x 14'1 (4.29m x 4.29m)

UPVC double glazed window, central heating radiator, a range of white wall and base units, granite effect surface, tiled splash backs, ceramic one and half sink and drainer with a high spout mixer tap, space for oven, washing machine, dryer and dishwasher, Viessman boiler, coving, under stairs storage cupboard, wood effect laminate flooring and UPVC double glazed frosted door to the rear.

First Floor

Landing

7'4 x 6'4 (2.24m x 1.93m)

Smoke alarm, wood cladding to the ceiling, doors to two bedrooms and family bathroom.

Bedroom One

14'1 x 11'4 (4.29m x 3.45m)

UPVC double glazed window, central heating radiator and over stairs storage cupboard.

Bedroom Two

14'1 x 7'5 (4.29m x 2.26m)

UPVC double glazed window, central heating radiator, loft access, dado rail and over stairs storage cupboard.

Bathroom

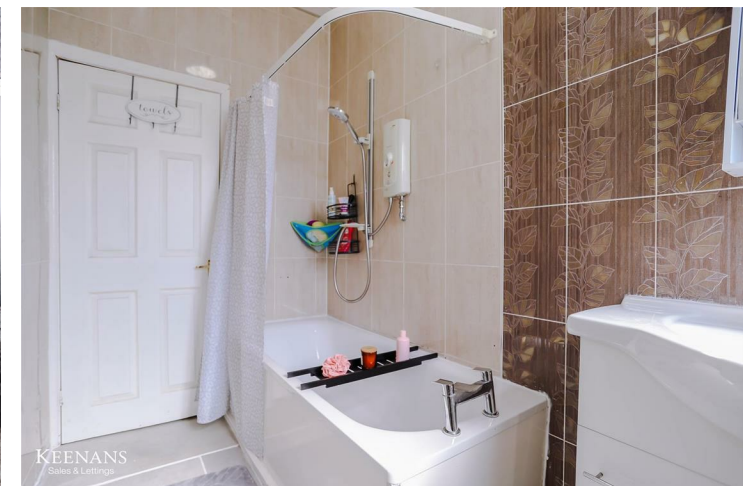
9'6 x 6'2 (2.90m x 1.88m)

UPVC double glazed frosted window, a three piece suite comprising of a panelled bath with electric feed shower and mixer tap, vanity top wash basin with a waterfall mixer tap, dual flush WC, tiled elevations, PVC panelling to the ceiling, integrated linen cupboard, extractor fan and tiled flooring.

External

Rear

Enclosed garden with paving, decking and artificial lawn.



Tel: 01254389384

www.keenans-estateagents.co.uk