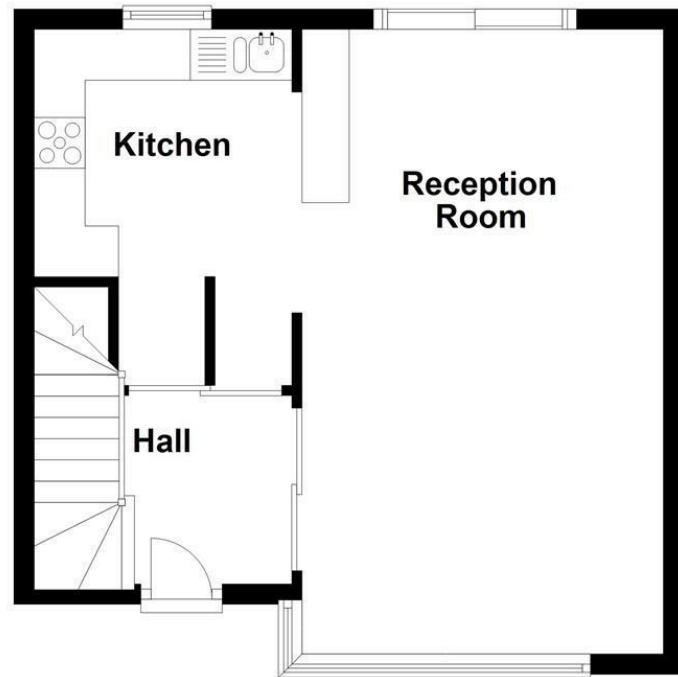
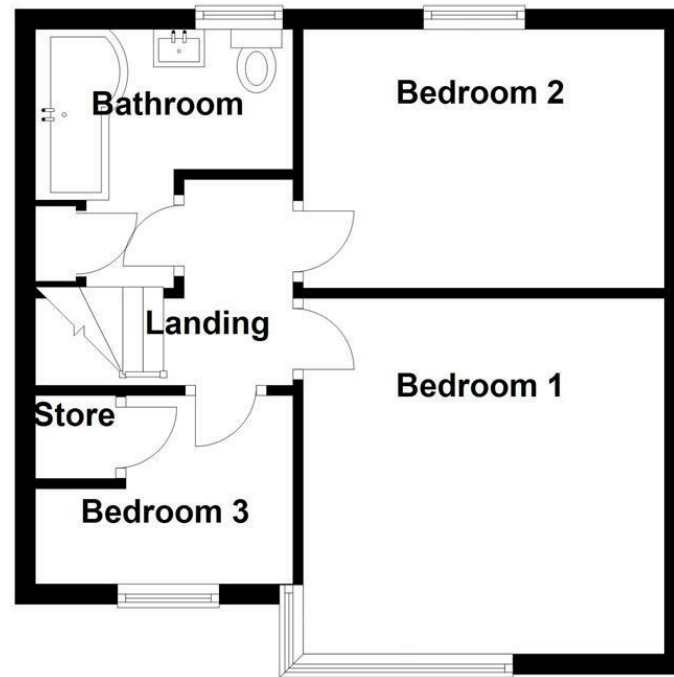


Ground Floor



First Floor



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
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

Blackburn Road, Accrington, BB5 5JH

Offers Over £190,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of high quality indoor and outdoor space, neutral decoration and no chain delay, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. Having undergone a full transformation and completely stripped back to brick with no details missed, this property is the perfect family home ready to move straight into! 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 a spacious reception room, modern kitchen and staircase to the first floor. The reception room boasts a beautiful wood burner and leads open to the kitchen and out to the rear. The first floor comprises of doors on to three bedrooms and a modern family bathroom. Externally there is an enclosed laid to lawn garden to the rear with imprinted concrete areas. To the front there is a garden with laid to lawn and stone chip areas, as well as gated imprinted concrete driveway.

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

Blackburn Road, Accrington, BB5 5JH

Offers Over £190,000



- An Envious Semi Detached Property
- Perfect Family Home
- Off Road Parking
- Leasehold
- Three Bedrooms
- Modern Fixtures And Fittings
- EPC Rating D
- Open Plan Living And Kitchen
- Gardens To The Front And The Rear
- Council Tax Band C

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

8'4 x 6'1 (2.54m x 1.85m)

Under stairs storage cupboard, wood effect lino flooring, sliding doors to reception room and kitchen, staircase to the first floor.

Reception Room

20'2 x 11'8 (6.15m x 3.56m)

UPVC double glazed window, central heating radiator, four feature wall lights, cast iron log burner with slate tiled hearth and surround, television point, integrated breakfast bar, wood effect lino flooring, open to the kitchen, UPVC double glazed French doors to the rear.

Kitchen

11'6 x 8'4 (3.51m x 2.54m)

UPVC double glazed window, upright central heating radiator, a range of grey panelled wall and base units, slate effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, two integrated electric ovens with a five ring gas hob and extractor hood, integrated microwave, space for fridge freezer and washing machine, extractor fan, wood effect lino flooring.

First floor

Landing

8'3 x 5'10 (2.51m x 1.78m)

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'8 x 11'6 (3.56m x 3.51m)

UPVC double glazed window, central heating radiator.

Bedroom Two

11'8 x 11'4 (3.56m x 3.45m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'5 x 6'6 (2.57m x 1.98m)

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

Bathroom

8'5 x 8'2 (2.57m x 2.49m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of an L shaped PVC panelled bath with waterfall mixer tap, direct feed rainfall shower and rinse head, wall mounted vanity top wash basin with mixer tap, dual flush WC, PVC panelled elevations, PVC panelled elevations to the ceiling, extractor fan, integrated linen cupboard, tiled effect flooring.

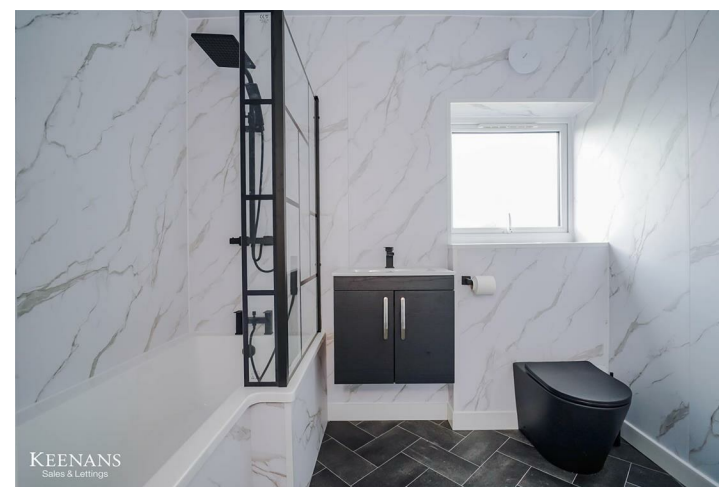
External

Front

Laid to lawn garden with stone chip areas and a gated, concrete imprinted driveway.

Rear

Enclosed laid to lawn garden with a concrete imprinted patio and walkway.



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