



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 PlanIt360.

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.



Whalley Road, Accrington, BB5 1BX

£195,000

VERSITILE AND SPACIOUS FAMILY HOME

Welcome to this charming end terrace house located on Whalley Road in Accrington! This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it an ideal choice for a family looking for a new home.

Upon entering, you'll be greeted by a spacious interior that offers plenty of room for relaxation and entertainment. The two reception rooms provide versatile spaces that can be tailored to suit your lifestyle, whether you prefer a cosy living room or a formal dining area.

One of the standout features of this property is the cellar and attic rooms, which offer endless possibilities for customization. Whether you dream of creating a home office, a playroom for the kids, or a cosy reading nook, these additional spaces provide the flexibility to bring your vision to life.

Convenience is key with this property, as it offers easy access to local amenities, ensuring that everything you need is just a stone's throw away. Additionally, its proximity to motorway links and public transport makes commuting a breeze, perfect for those who need to travel regularly for work or leisure.

Don't miss out on the opportunity to make this spacious family home your own - book a viewing with our Accrington branch today and discover the endless potential that this property has to offer!

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- End Terrace Property
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating E
- Three Bedrooms
- Fantastic Family Home
- Tenusre Leasehold
- Four Piece Bathroom Suite
- Spacious Attic and Cellar Rooms
- Council Tax Band B

Ground Floor

Entrance Vestibule

4'0 x 4'0 (1.22m x 1.22m)

UPVC front door, cornice coving and door to hall.

Hall

23'8 x 4'0 (7.21m x 1.22m)

Central heating radiator, corbel, cornice coving, smoke detector, laminate flooring, doors to reception room one, reception room two, kitchen, stairs to first floor and door to stairs to lower ground floor.

Reception One

16'7 x 12'3 (5.05m x 3.73m)

UPVC double glazed bay window, central heating radiator, wall mounted gas radiant fire and cornice coving.

Reception Two

16'2 x 11'3 (4.93m x 3.43m)

UPVC double glazed window, central heating radiator, cornice coving, inset gas fire, laminate flooring and door to kitchen.

Kitchen

10'10 x 7'6 (3.30m x 2.29m)

UPVC double glazed window, range of laminate wall base units and worktops, integrated oven with five point gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, boiler cupboard, plumbing for a washing machine, space for fridge freezer, vinyl flooring and door to rear.

Lower Ground Floor

Cellar One

14'0 x 12'4 (4.27m x 3.76m)

UPVC double glazed window, central heating radiator, LED spotlights, access to cellar room two and door to rear.

Cellar Two

13'0 x 11'8 (3.96m x 3.56m)

Central heating radiator and LED spotlights.

First Floor

Landing

16'1 x 6'5 (4.90m x 1.96m)

Smoke detector, cornice coving, skylight window, doors to three bedrooms, family bathroom and stairs to second floor.

Bedroom One

15'11 x 9'11 (4.85m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'2 x 9'10 (4.01m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'8 x 7'0 (3.25m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

10'8 x 7'6 (3.25m x 2.29m)

UPVC double glazed frosted window, central heated towel radiator, dual flush WC, pedestal wash basin with mixer tap, corner panelled bath with mixer tap, direct feed shower enclosure, tiled elevations, tiled flooring and LED spotlights.

Second Floor

Attic

12'3 x 9'4 (3.73m x 2.84m)

Velux window and central heating radiator.

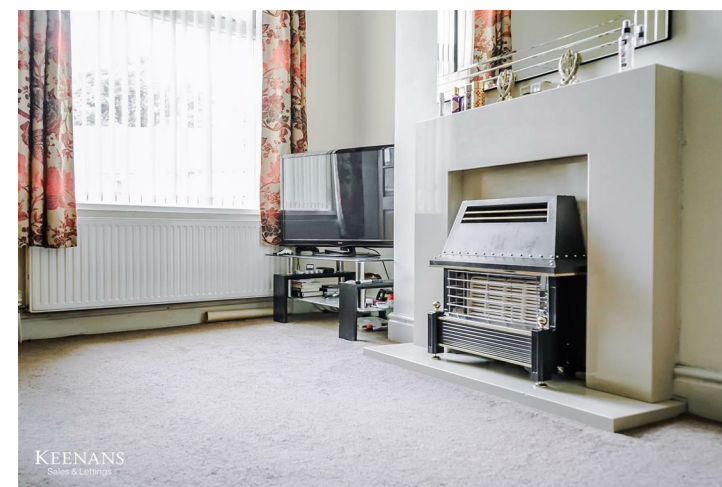
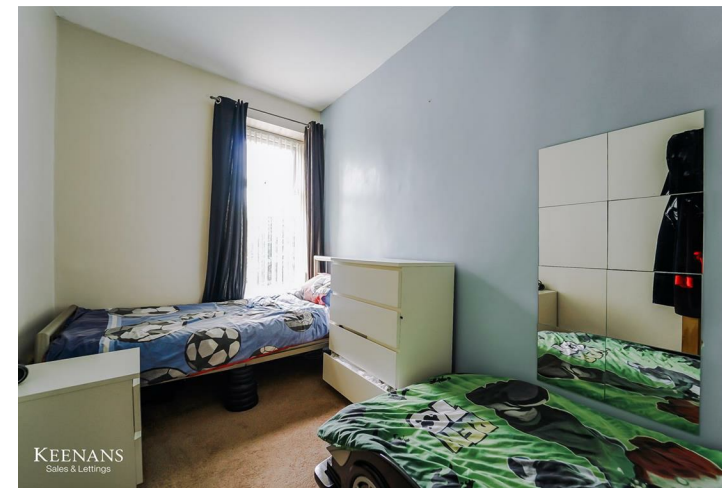
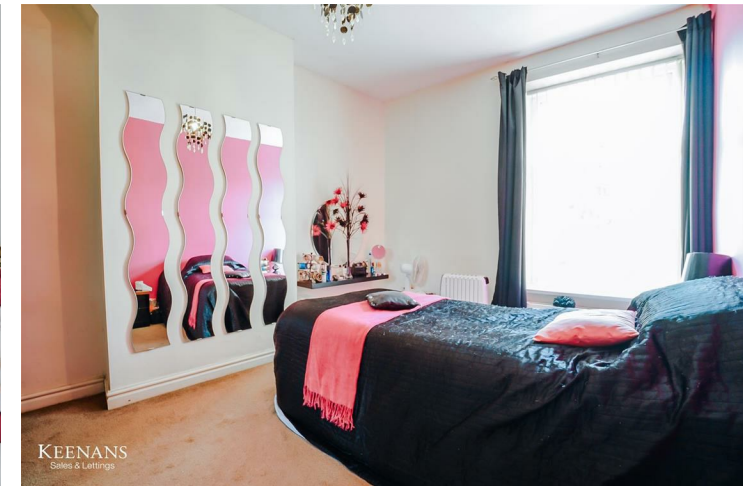
External

Rear

Enclosed paved yard.

Front

Enclosed paved courtyard.



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