



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.



## Hawksworth Road, Accrington, BB5 5AR

### £130,000

SPACIOUS HOME WITH ENDLESS POTENTIAL

Nestled on the charming Hawksworth Road in Accrington, this delightful home offers a fantastic opportunity for those seeking a spacious property with great potential. Situated on a quiet residential street, this property provides a sense of exclusivity and tranquillity.

Ideal for first-time buyers looking to step onto the property ladder or savvy investors seeking a promising project, this house boasts ample space for development and personalisation. The easy access to local amenities ensures convenience and a comfortable lifestyle for its future residents.

Don't miss out on the chance to own a property with such promising potential in a desirable location. Contact us today to arrange a viewing and envision the possibilities that this house on Hawksworth Road has to offer.

Contact our Accrington branch to arrange a viewing and start your journey today!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(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.



# Hawksworth Road, Accrington, BB5 5AR

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- Semi Detached Bungalow
- Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Two Reception Rooms
- Spacious Wraparound Conservatory
- Leasehold
- One Bedroom
- Enclosed Rear Garden
- Council Tax Band A

## Ground Floor

### Porch

7'6 x 3'3 (2.29m x 0.99m)

UPVC entrance door, tile effect flooring, door to hall and UPVC door to rear.

### Hall

5'11 x 5'11 (1.80m x 1.80m)

Central heating radiator, tile effect flooring, doors to reception room and shower room and open to kitchen.

### Reception Room

11'9 x 11'3 (3.58m x 3.43m)

UPVC double glazed bow window, central heating radiator, coving, gas fire, marble surround, granite mantle and TV point.

### Shower Room

6'4 x 5'3 (1.93m x 1.60m)

UPVC double glazed frosted window, central heating radiator, low level WC, vanity topped wash basin, electric shower in enclosure, part tiled elevation and laminate flooring.

### Bedroom One

11'5 x 10'2 (3.48m x 3.10m)

Central heating radiator, fitted wardrobes and UPVC French doors to conservatory.

### Kitchen

10'5 x 5'9 (3.18m x 1.75m)

UPVC double glazed window, coving, spotlights, wood panel wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor fan, tiled splash back, one and half bowl composite sink with draining board and mixer tap, plumbed for washing machine, space for fridge freezer, laminate flooring and door to reception room two.

### Reception Room Two

9'2 x 7'11 (2.79m x 2.41m)

UPVC double glazed window and door to conservatory.

### Conservatory

16'9 x 15'7 (5.11m x 4.75m)

UPVC double glazed window, storage heater, laminate flooring and door to rear.

### External

#### Rear

Paved yard, stone chip bedding areas and patio.

#### Front

Raised stone chip bedding areas, tarmac drive and resin path.



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