



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			
(69-80) C			
(55-68) D		63	
(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 1BS

£199,950

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor space, stunning original features and having been beautifully presented and maintained throughout, this exceptional four bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With garden space to both the front and the rear, stylish decoration and modern fixtures and fittings, this property is the perfect family 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 two spacious reception rooms, modern kitchen and staircase to the first floor. The kitchen boasts modern wall and base units and integrated appliances and leads out to the utility room. The utility room guides you on to a WC. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. Externally, there is an enclosed garden with stone chip and paving areas. To the front there is a garden with bedding areas.

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

Whalley Road, Accrington, BB5 1BS

£199,950



- Exquisite Terraced Property
- Contemporary Fitted Kitchen
- Enclosed Gardens to Front and Rear
- EPC Rating D
- Four Bedrooms
- Ample Living Space
- Tenure Leasehold
- Three Piece Bathroom Suite
- Bursting with Character
- Council Tax Band C

Ground Floor

Entrance Vestibule

5'1 x 4'6 (1.55m x 1.37m)

Hardwood front door, coving, picture rail, original tiled flooring and hardwood single glazed frosted leaded door to hall.

Hall

28'1 x 11'8 (8.56m x 3.56m)

Two central heating radiators, coving, picture rail, corbel, dado rail, understairs storage, doors leading to two reception rooms, kitchen, hardwood door to rear and stairs to first floor.

Reception Room One

16'9 x 12'11 (5.11m x 3.94m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, cast iron open coal fire with tiled hearth and television point.

Reception Room Two

14'0 x 12'5 (4.27m x 3.78m)

UPVC double glazed window, central heating radiator, coving, picture rail, ceiling rose and cast iron open coal fire with tiled hearth.

Kitchen

12'6 x 11'8 (3.81m x 3.56m)

UPVC double glazed box window, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, ceramic one and a half bowl sink and drainer with mixer tap, integrated electric double Bosch oven, four ring Bosch gas hob and extractor hood, space for fridge freezer, counter island with breakfast bar, coving, spotlights, tiled flooring and oak double doors to utility.

Utility

10'7 x 9'7 (3.23m x 2.92m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, ceramic Belfast sink with high spout spring mixer tap, plumbing for washing machine and dishwasher, space for fridge and freezer, tiled flooring and door to WC.

WC

6'5 x 3'1 (1.96m x 0.94m)

Central heated towel rail, wall mounted wash basin with mixer tap, dual flush WC, Main combi boiler, extractor fan, spotlights and tiled effect vinyl flooring.

First Floor

Landing

23'9 x 6'11 (7.24m x 2.11m)

Central heating radiator, coving, corbel, smoke detector, dado rail, picture rail, loft access, doors leading to four bedrooms and family bathroom.

Bedroom One

14'2 x 12'5 (4.32m x 3.78m)

UPVC double glazed window, central heating radiator and original fireplace.

Bedroom Two

14'0 x 11'2 (4.27m x 3.40m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

12'3 x 11'0 (3.73m x 3.35m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'6 x 6'11 (3.20m x 2.11m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

7'7 x 7'7 (2.31m x 2.31m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap, direct feed rainfall shower and rinse head, pedestal wash basin with mixer tap, dual flush WC, PVC panel elevations, coving, spotlights, loft access, extractor fan and tiled flooring.

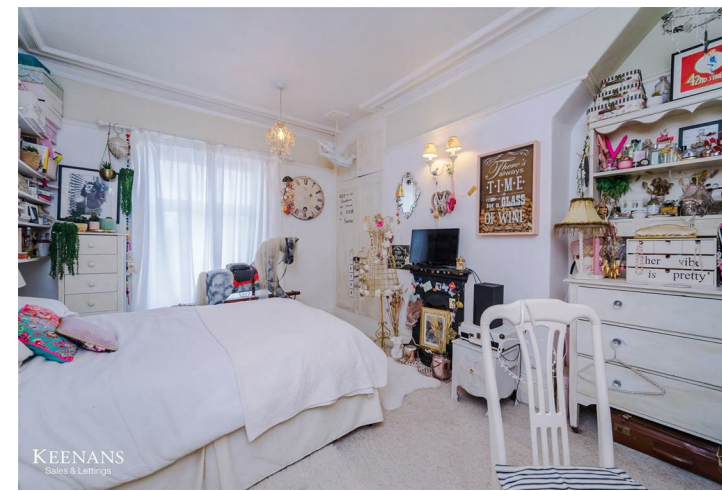
External

Rear

Enclosed garden with paving and stone chip areas.

Front

Enclosed garden with bedding areas.



Tel: 01254389384

www.keenans-estateagents.co.uk