



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			85
(81-91) B			
(69-80) C		67	
(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	

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Moss Hall Road, Accrington, BB5 5AS

£130,000

AN IMMACULATE MID TERRACE HOME

Having been presented and maintained beautifully throughout with neutral decoration, spacious rooms and open plan living space, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With off road parking, modern shower room and garden space to the rear, 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 vestibule provides access through to a spacious reception room. The reception room leads openly on to a dining area and houses a staircase to the first floor. The dining area leads on to a kitchen and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. Externally there is an enclosed garden with paving and stone chip areas. To the front there is a driveway for two cars.

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

Moss Hall Road, Accrington, BB5 5AS

£130,000



- Immaculate Mid Terrace Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Three Piece Shower Room
- Low Maintenance Rear Garden
- Council Tax Band B

Ground Floor

Block paved driveway.

Entrance Vestibule

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

UPVC double glazed frosted front door, hardwood single glazed frosted window, coving, meter cupboard and door to reception room.

Reception Room

15'7 x 14'8 (4.75m x 4.47m)

UPVC double glazed leaded window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point, understairs storage and open access to dining area.

Dining Area

9'5 x 7'4 (2.87m x 2.24m)

Central heating radiator, coving, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

9'5 x 7'1 (2.87m x 2.16m)

UPVC double glazed window, range of panel wall and base units with marble effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and plumbing for washing machine.

First Floor

Landing

9'4 x 5'11 (2.84m x 1.80m)

Loft access, smoke detector, doors leading to three bedrooms, shower room and storage cupboard.

Bedroom One

13'7 x 8'5 (4.14m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'6 x 8'5 (3.51m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'11 x 6'6 (2.72m x 1.98m)

UPVC double glazed leaded window and central heating radiator.

Shower Room

6'7 x 6'6 (2.01m x 1.98m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, double direct feed rainfall shower enclosed, PVC panel elevations, PVC to ceiling, spotlights and tiled effect vinyl flooring.

External

Rear

Enclosed garden with paving and stone chippings.

Front



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