



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			
(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.

Union Road, Accrington, BB5 3JD

£139,950

A FANTASTIC OPPORTUNITY - COMMERCIAL PREMISES WITH 3 BEDROOM SIZEABLE ACCOMMODATION. Previously returning £1,000 PCM combined.

Welcome to this charming property located on Union Road in Oswaldtwistle, Accrington. This delightful property offers a fantastic opportunity for those seeking a unique investment in both commercial and residential ventures.

One of the standout features of this property is the ample off-road parking available to the rear, ensuring convenience and ease for both residents and visitors alike.

Inside, you will find three spacious bedrooms that provide comfortable living spaces, perfect for families or individuals looking for room to grow. The spacious living area below offers a versatile space that can be tailored to suit your lifestyle needs, whether it be for relaxing, entertaining, or working from home.

Additionally, the property boasts the unique feature of a cellar, providing endless possibilities for creative and variable ways of living. This space can be transformed into a cosy den, a home office, a gym, or even a wine cellar for enthusiasts.

Don't miss out on the opportunity to own this property with its blend of commercial and residential potential. Contact us today to arrange a viewing and discover the endless possibilities that this property on Union Road has to offer.

Union Road, Accrington, BB5 3JD

£139,950



- Fantastic Shop with 3 Bedroom Living Accommodation
- Two Bathrooms
- Sheltered Rear Yard with Seating Area
- CEPC & EPC Rating TBC
- Previously rented for £1,000 PCM
- Bursting with Potential
- Tenure TBC
- Off road Parking
- Spread Across Three Floors
- Council Tax Band TBC

Ground Floor

Shop Floor

17'2 x 6'7 (5.23m x 2.01m)

Hardwood single glazed entrance door, two hardwood single glazed windows, Toshiba air conditioning unit, tiled ceiling with LED lighting, integrated shelving, laminate flooring and door to reception room and stairs to lower ground floor.

Reception Room

17'2 x 13'1 (5.23m x 3.99m)

UPVC double glazed window, central heating radiator, coving, smoke detector, two feature wall lights, electric fire, wood mantle, door to stairs for first floor and door to kitchen.

Kitchen

9'6 x 7'5 (2.90m x 2.26m)

UPVC double glazed window, central heating radiator, hardwood wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated single oven, four ring induction hob, extractor hood, tiled splash back, Main boiler, tiled floor and UPVC double glazed frosted glass door to rear.

Lower Ground Floor

Cellar

14'1 x 10'1 (4.29m x 3.07m)

Central heating radiator, spotlights, smoke detector and two storage cupboards,

First Floor

Landing

11'2 x 5'10 (3.40m x 1.78m)

Smoke detector and doors to three bedrooms and bathroom

Bedroom One

17'2 x 12'4 (5.23m x 3.76m)

UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

En Suite

9'6 x 7'5 (2.90m x 2.26m)

UPVC double glazed frosted glass window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap with Triton electric feed shower over, part PVC elevations, part tiled elevations and vinyl flooring.

Bedroom Two

8'6 x 7'10 (2.59m x 2.39m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'4 x 7'10 (2.54m x 2.39m)

UPVC double glazed window and central heating radiator.



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