



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	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	73

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.

## Westwood Street, Accrington, BB5 4BW

### Offers Around £100,000

THE PERFECT FIRST TIME HOME WITH ADDED GARAGE

Having been presented and maintained beautifully throughout with spacious rooms, modern bathroom and neutral decoration, this outstanding two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With two living areas, kitchen extension and added garage, this property is the perfect home for any small family or couple 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 and houses a staircase to the first floor. The second reception room leads on to a fitted kitchen. The first floor comprises of doors on to two double bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear with access to a garage.

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



# Westwood Street, Accrington, BB5 4BW

## Offers Around £100,000



- Tenure Leasehold
- On Street Parking
- Two Reception Rooms
- Easy Access To Major Network Links
- Council Tax Band A
- Spacious Mid Terraced Property
- Fitted Kitchen And Three Piece Bathroom Suite
- EPCE
- Two Bedrooms
- Ideal First Time Buy With Viewing Essential

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

4'3 x 3'3 (1.30m x 0.99m)

Coving, meter cupboard, tiled floor and hard wood single glazed leaded door to hall.

#### Hall

10'7 x 3'3 (3.23m x 0.99m)

Central heating radiator, coving, corbel, dado rail, doors to two reception rooms and stairs to first floor.

#### Reception Room One

11'9 x 10'3 (3.58m x 3.12m)

UPVC double glazed window, central heating radiator, coving, dado rail and television point.

#### Reception Room Two

14'3 x 14' (4.34m x 4.27m)

Central heating radiator, coving, ceiling fan, dado rail, electric fire with granite effect hearth and surround, television point, under stairs storage, hard wood door to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

9'11 x 7'4 (3.02m x 2.24m)

UPVC double glazed window, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric Beko oven with four ring gas hob and extractor hood, integrated fridge and freezer, plumbed for washing machine, spotlights and tiled effect vinyl flooring.

### First Floor

#### Landing

5'7 x 5'2 (1.70m x 1.57m)

Loft access, feature wall light, doors to two bedrooms and bathroom.

#### Bedroom One

14' x 11'9 (4.27m x 3.58m)

UPVC double glazed window, central heating radiator and fitted open wardrobe.

#### Bedroom Two

14'3 x 8'5 (4.34m x 2.57m)

UPVC double glazed window, central heating radiator, fitted wardrobe and integrated storage cupboard.

#### Bathroom

11'5 x 5'2 (3.48m x 1.57m)

UPVC double glazed frosted window, heated towel rail, three piece suite, dual flush WC, panelled bath with direct feed shower and mixer tap, vanity top wash basin with mixer tap, tiled elevation, spotlights, PVC to ceiling, integrated linen cupboard and tiled effect lino.

### External

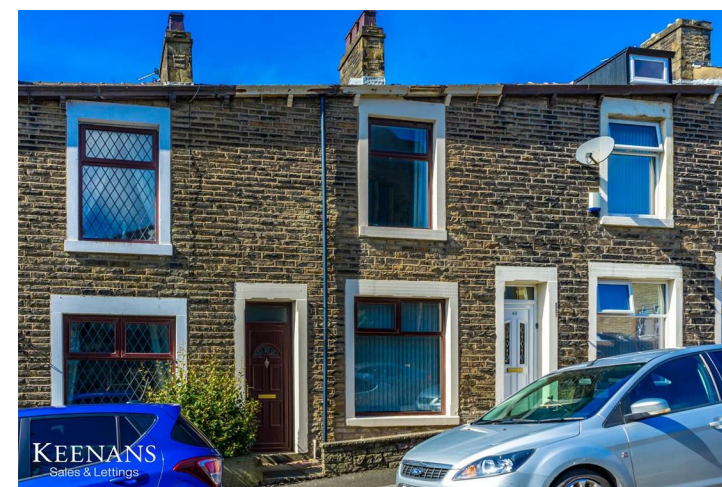
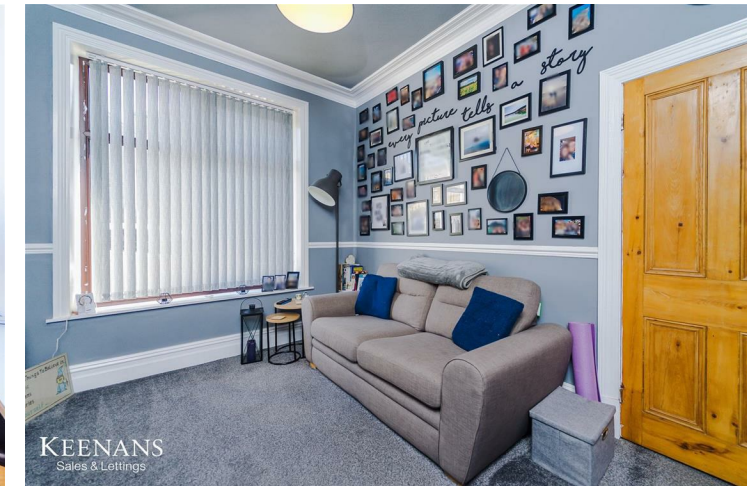
### Rear

Enclosed yard with garage.

### Garage

13'2 x 8'4 (4.01m x 2.54m)

Up and over garage door.



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