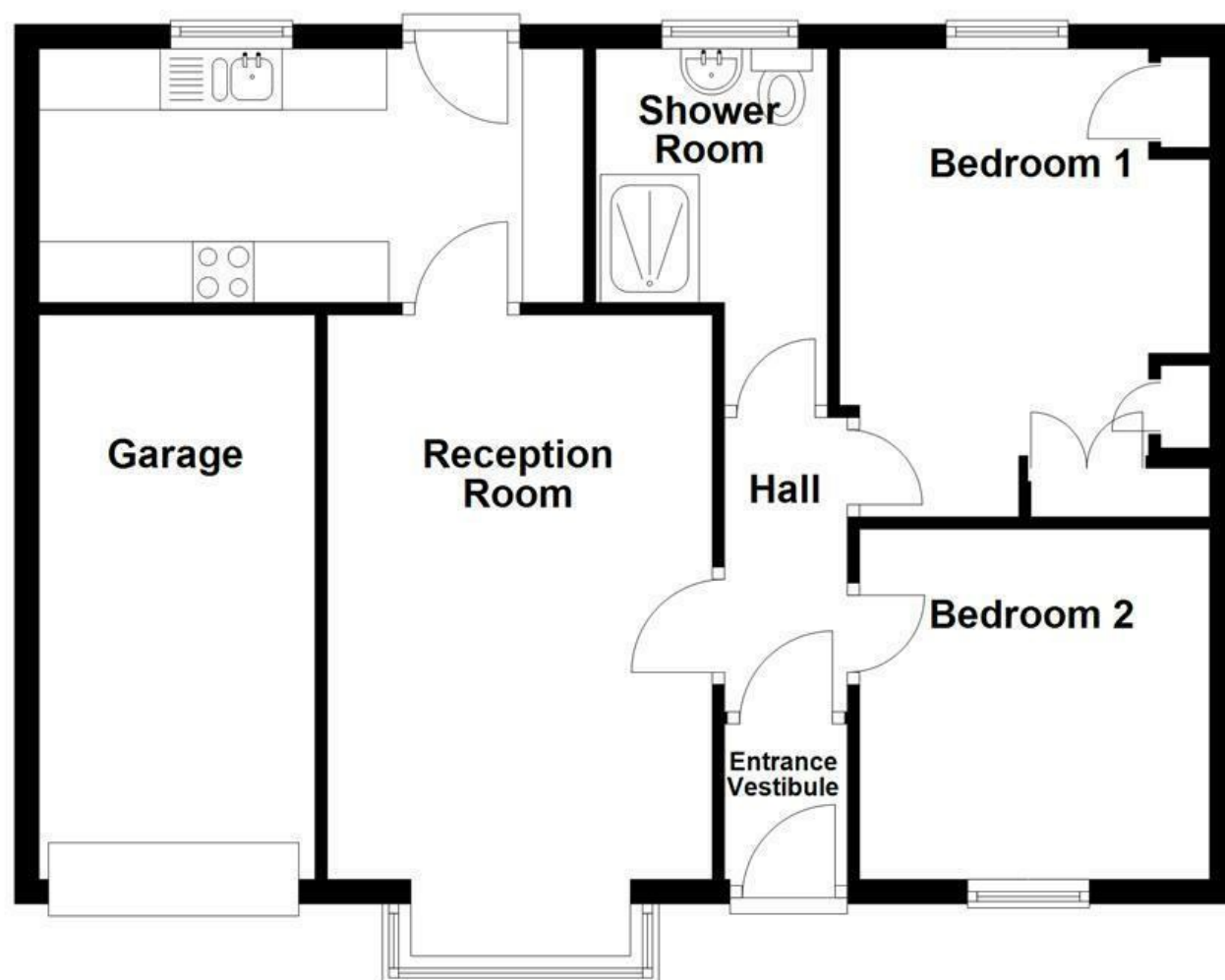


## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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.

## Barnes Street, Accrington, BB5 4JF

### £169,950

AN EXCEPTIONAL TRUE BUNGALOW

With spacious rooms, neutral decoration and no chain delay, this enviable two bedroom detached true bungalow is being proudly welcomed to the market in the sought after location of Church. Not overlooked from the rear and boasting contemporary fixtures and fittings, fantastic garden space and added garage, this property is the perfect downsizer for any small family or couple! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Burnley and major motorway links. With off road parking, two double bedrooms and being a complete blank canvas, this is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance vestibule leads through to a hallway which comprises of oak doors on to a spacious reception room, two double bedrooms and a modern shower room. The reception room leads on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. Externally there is a laid to lawn garden to the rear with paving bedding and mature shrubs which wraps around to the side. To the front there is a garden with paving, bedding and mature shrubs. off road parking and access to the garage.

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

# Barnes Street, Accrington, BB5 4JF

£169,950



- An Envious Detached True Bungalow
- No Chain Delay
- Off Road Parking
- Tenure Freehold
- Two Bedrooms
- Perfect Downsize
- Council Tax Band B
- Garage
- Neutral Decoration
- EPC Rating C

## Ground Floor

### Entrance

UPVC double glazed frosted door to the entrance vestibule.

### Entrance Vestibule

4'2 x 3'4 (1.27m x 1.02m)

Central heating radiator, tiled flooring, oak single glazed door to the hallway.

### Hallway

7'11 x 3'4 (2.41m x 1.02m)

Loft access, smoke alarm, oak doors to the reception room, two bedrooms and shower room.

### Reception Room

15'2 x 10'4 (4.62m x 3.15m)

UPVC double glazed box window, central heating radiator, television point, oak single glazed door to the kitchen.

### Kitchen

14'8 x 6'9 (4.47m x 2.06m)

UPVC double glazed window, plinth heater, a range of panelled wood effect wall and base units, granite effect surface and splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with a four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, integrated boiler, spotlights, under unit lighting, tiled effect vinyl flooring, UPVC double glazed frosted door to the rear.

### Bedroom One

12'7 x 9'11 (3.84m x 3.02m)

UPVC double glazed window, central heating radiator, fitted wardrobes with downlights, television point.

### Bedroom Two

9'5 x 9'5 (2.87m x 2.87m)

UPVC double glazed window, central heating radiator.

### Shower Room

9'7 x 6'3 (2.92m x 1.91m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevations, PVC panelled elevations, spotlights, extractor fan, tiled effect vinyl flooring.

### External

#### Front

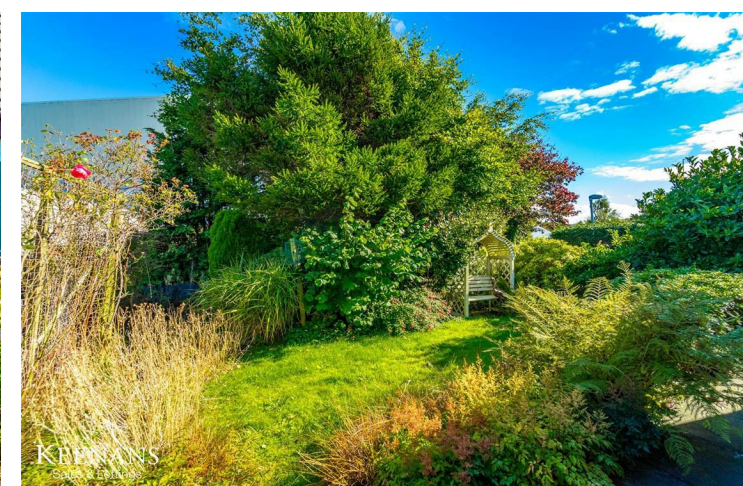
Enclosed garden with paving, bedding, driveway and access to the garage.

#### Garage

15'2 x 7'5 (4.62m x 2.26m)

#### Rear

Enclosed garden with laid to lawn, paving and bedding areas which wraps around to the side of the property.



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