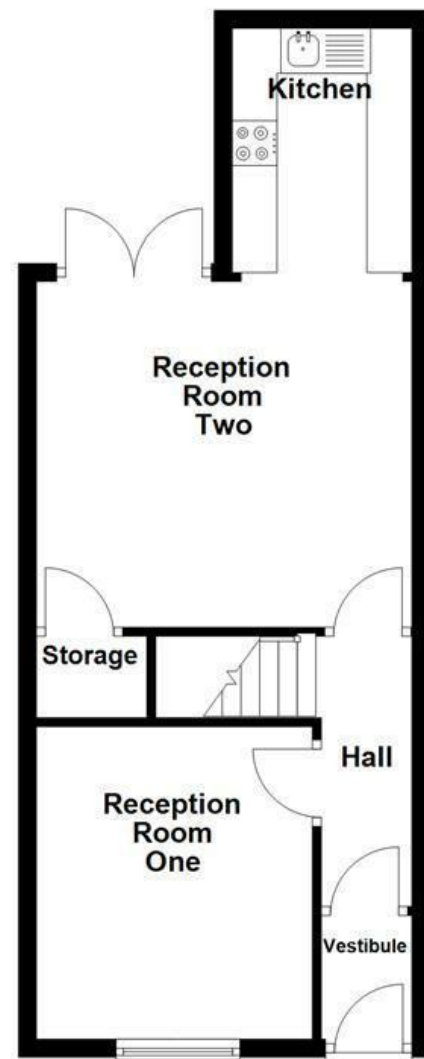
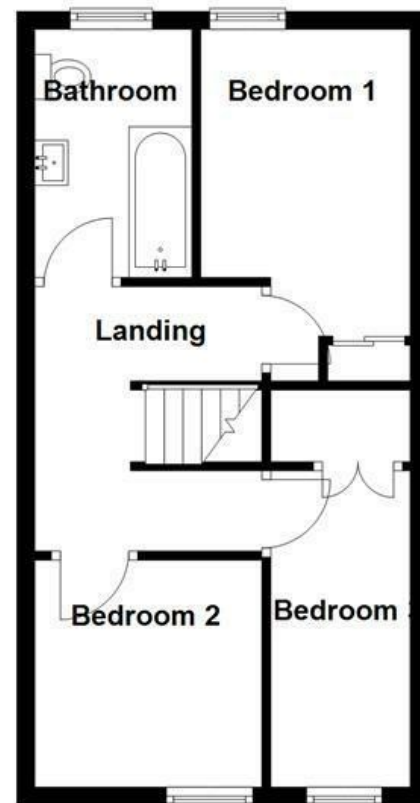


Ground Floor



First Floor



Sultan Street, Accrington, BB5 6EL

Offers Over £85,000

AN ENVIABLE FIRST TIME HOME

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and no chain delay, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With two living areas, open plan living and kitchen space and neutral decoration, 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 only a short walk to the town centre.

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 lads on openly to a fitted kitchen. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally there is an enclosed yard to the rear.

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

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.

Sultan Street, Accrington, BB5 6EL

Offers Over £85,000

 3  1  2  C

- Tenure Leasehold
 - On Street Parking
 - Three Bedrooms
 - Easy Access To Network Links
- Council Tax Band A
 - No Chain Delay
 - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
 - Mid Terraced property
 - Ideal First Time Home With Viewing Essential

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

4'6 x 3'4 (1.37m x 1.02m)

Coving, wood effect laminate flooring and hard wood single glazed frosted door to hall.

Hall

10'2 x 3'4 (3.10m x 1.02m)

Central heating radiator, coving, wood effect laminate flooring, doors to two reception rooms and stairs to first floor.

Reception Room One

11'5 x 10'1 (3.48m x 3.07m)

UPVC double glazed window, central heating radiator, coving, cast iron multi fuel burner with stone hearth and surround and wood effect laminate flooring.

Reception Room Two

13'10 x 12'8 (4.22m x 3.86m)

Central heating radiator, gas fire with granite effect hearth and surround, television point, under stairs storage, wood effect laminate flooring, open to kitchen, UPVC double glazed French doors to rear.

Kitchen

8'10 x 6'9 (2.69m x 2.06m)

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 oven with four ring induction hob and extractor hood, space for fridge and freezer, plumbed for washing machine, spotlights, Ideal Logic boiler and tiled floor.

First Floor

Landing

9'8 x 8'4 (2.95m x 2.54m)

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

Bedroom One

12'9 x 7'8 (3.89m x 2.34m)

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

Bedroom Two

8'4 x 8'4 (2.54m x 2.54m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'7 x 5'3 (3.53m x 1.60m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

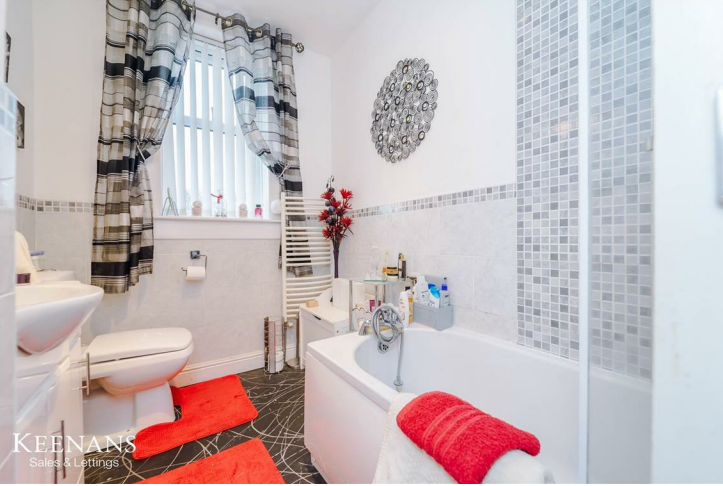
9'2 x 5'10 (2.79m x 1.78m)

UPVC double glazed frosted window, heated towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, panelled bath with electric feed shower and mixer tap and rinse head, tiled elevation, feature wall light and lino flooring.

External

Rear

Enclosed paved yard.



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