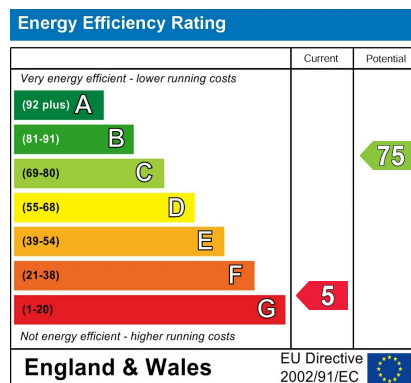
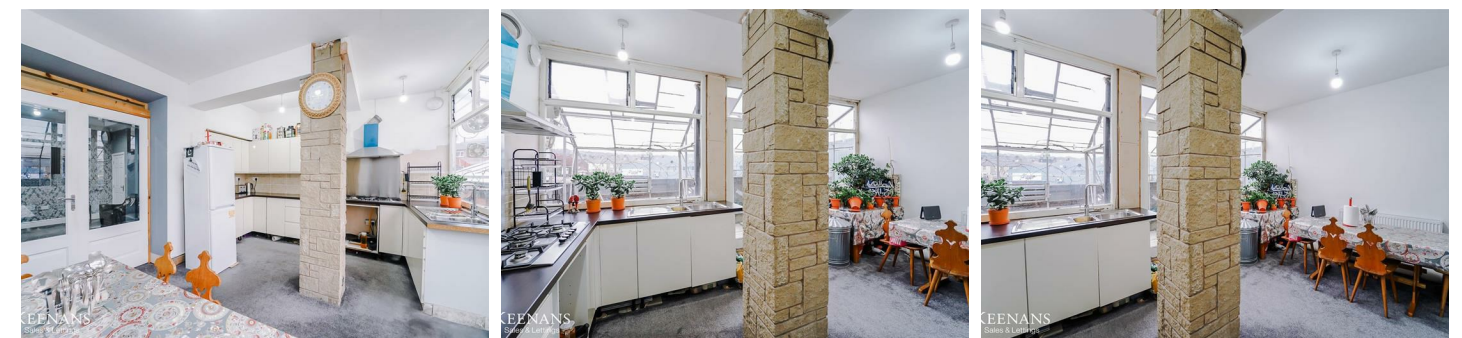




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Burnley Road, Accrington, BB5 1AF

£175,000

SPACIOUS FAMILY HOME WITH SHOP FRONT

Nestled on Burnley Road in the charming town of Accrington, this delightful property offers a unique opportunity for those seeking a spacious family home with a shop front.

Perfect for a family looking to combine living and working under one roof, this property is ideally located close to the center of Accrington, providing easy access to a variety of local amenities.

Imagine the convenience of having your own business just steps away from your living quarters, allowing you to effortlessly manage both aspects of your life.

Don't miss out on the chance to own this versatile property that offers endless possibilities for a comfortable and convenient lifestyle in the heart of Accrington.

Burnley Road, Accrington, BB5 1AF
£175,000

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- Shop And Accomodation
 - Three Cellar Rooms
 - On Street Parking
 - EPC Rating - 76A = G; 76 = TBC
- Three Bedrooms
 - One Reception Room
 - Leasehold
- Attic Room
 - Three Piece Family Bathroom
 - Council Tax Band: A

Ground Floor

Shop Floor

22'4 x 17 (6.81m x 5.18m)

UPVC double glazed entrance door, four UPVC double glazed windows, spotlights and door to inner hall.

Inner Hall

3'3 x 2'8 (0.99m x 0.81m)

Central heating radiator, stairs to first floor and door to reception room.

Reception Room

14'6 x 13'7 (4.42m x 4.14m)

Central heating radiator, cornice coving, spotlights, TV point, door to stairs for cellar and double doors to kitchen.

Kitchen Diner

16'1 x 10'7 (4.90m x 3.23m)

Two hardwood single glazed windows, central heating radiator, range of white wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, five burner gas hob, extractor hood, stainless steel splash back, tiled splash back, space for fridge freezer and door to balcony.

Balcony

17' x 6'7 (5.18m x 2.01m)

Lower Ground Floor

Cellar Hall

13'6 x 3'6 (4.11m x 1.07m)

Central heating radiator, door to three cellar rooms.

Cellar Room One

18'2 x 17'2 (5.54m x 5.23m)

Plumbing for washing machine and door to rear.

Cellar Room Two

17 x 13'5 (5.18m x 4.09m)

Cellar Room Three

14' x 9'5 (4.27m x 2.87m)

First Floor

Landing

18'3 x 3'4 (5.56m x 1.02m)

Stairs to second floor and doors to three bedrooms and bathroom.

Bedroom One

14'6 x 10'7 (4.42m x 3.23m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'10 x 10'1 (3.91m x 3.07m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'5 x 6'1 (2.87m x 1.85m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 6'2 (2.26m x 1.88m)

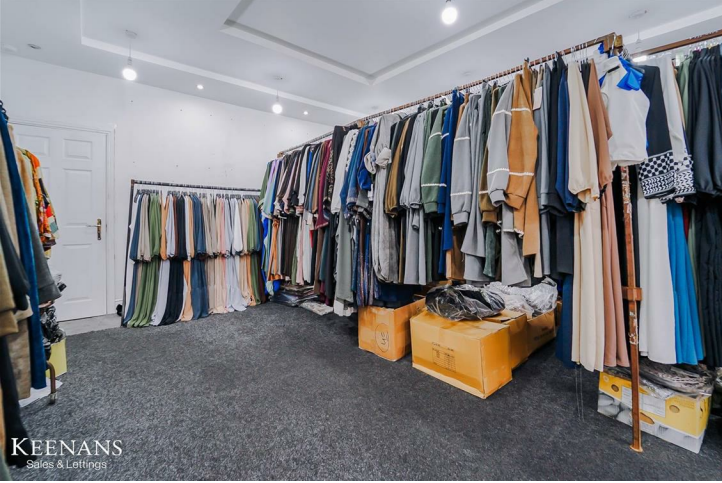
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, P shaped bath with mixer taps and electric feed shower over, boiler, extractor fan, PVC clad elevations, PVC clad ceiling and vinyl flooring.

Second Floor

Attic Room

23'8 x 16'4 (7.21m x 4.98m)

Velux window, UPVC double glazed window and 2 central heating radiators



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