



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	

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Hyndburn Street, Accrington, BB5 1SF

£79,950

THE PERFECT INVESTMENT OPPORTUNITY

Offering an abundance of indoor and outdoor space, no chain delay and being a complete blank canvas, this enviable two bedroom terraced property is being proudly welcomed to the market in the sought after location of Accrington. Bursting with potential and, once modernised, this property would make the perfect home for any small family or first time buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Blackburn, Rossendale and major motorway links. With two living areas, two double bedrooms and a generously sized yard space, this property is truly not to be missed!

The property comprises briefly; a spacious reception room leads on the an inner hallway. The inner hallway guides you on to a second reception room 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 generously sized bedrooms and a bathroom. Externally there is an enclosed paved yard to the rear and to the front there is a garden with paved areas.

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

Hyndburn Street, Accrington, BB5 1SF

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- Tenure Leasehold
 - On Street Parking
 - Two Reception Rooms
 - Easy Access To Major Network Links
- Council Tax Band A
 - No Chain Delay
 - Ideal Investment Opportunity
- EPC Rating TBC
 - Mid Terraced Property
 - Viewing Essential

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'4 x 3'2 (1.02m x 0.97m)
Wood effect laminate flooring and door to reception room one.

Reception Room One

12'11 x 12'1 (3.94m x 3.68m)
UPVC double glazed window, wood panel elevation, gas fire, dado rail, meter cupboard, integrated alcove shelving and door to inner hall.

Inner Hall

3'1 x 2'7 (0.94m x 0.79m)
Wood effect laminate flooring, door to reception room two and stairs to first floor.

Reception Room Two

16'7 x 12'11 (5.05m x 3.94m)
UPVC double glazed window, gas fire integrated alcove shelving and storage, under stairs storage, wood effect laminate flooring and hard wood single glazed door to kitchen.

Kitchen

8'8 x 5'9 (2.64m x 1.75m)
Two hard wood single glazed window, range of white wall and base units, marble effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven, fridge and freezer and washing machine, inset shelving, tiled effect lino and hardf wood door to rear.

First Floor

Landing

6'9 x 5'10 (2.06m x 1.78m)
Loft access, doors to two bedrooms and bathroom.

Bedroom One

12'11 x 12'1 (3.94m x 3.68m)
UPVC double glazed leaded window.

Bedroom Two

13'5 x 6'10 (4.09m x 2.08m)
Hard wood single glazed window.

Bathroom

9'4 x 5'10 (2.84m x 1.78m)
Hard wood single glazed frosted window, three piece suite, panel elevation with electric feed shower, pedestal wash basin, low flush WC, tiled elevation and integrated linen cupboard.

External

Rear

Enclosed paved yard.

Front

Paved garden.



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