



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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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Ribblesdale Avenue, Accrington, BB5 5BH

Offers Over £160,000

A SPACIOUS, NEUTRALLY FINISHED THREE BEDROOM HOME WITH OFF-ROAD PARKING

Situated on Ribblesdale Avenue in Accrington, this recently renovated house presents an exceptional opportunity for small families or professional couples seeking a modern and comfortable home. The property has been thoughtfully updated to a high standard, showcasing neutral tones and contemporary fixtures that create a welcoming atmosphere throughout.

As you step inside, you will be greeted by good-sized bedrooms that offer ample space for relaxation and rest. The spacious living room provides an ideal setting for entertaining guests or enjoying quiet evenings in. The heart of the home is undoubtedly the modern open-plan kitchen diner, which is perfect for both casual dining and hosting gatherings. This well-designed space allows for seamless interaction, making it a delightful area for family meals or social occasions.

Additionally, the property boasts off-road parking for two vehicles, ensuring convenience and ease for residents and visitors alike. With its blend of modern amenities and thoughtful design, this home is ready to welcome its new occupants. If you are looking for a property that combines style, comfort, and practicality in a desirable location, this house on Ribblesdale Avenue is not to be missed.

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Ribblesdale Avenue, Accrington, BB5 5BH

Offers Over £160,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating C
- Off Road Parking For Two Vehicles
- Contemporary Kitchen/Dining Area
- Viewing Essential
- Ideal Home For A Small Family Or First Time Buy
- Ample Indoor And Outdoor Space
- Close Proximity To Local Amenities
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed sliding door to porch.

Porch

8'5 x 1'10 (2.57m x 0.56m)

UPVC double glazed door to reception room.

Reception Room

20'11 x 12'10 (6.38m x 3.91m)

UPVC double glazed window and a hard wood single glazed frosted window, central heating radiator, spotlights, stairs to first floor and open access to kitchen.

Kitchen/Dining Area

20'9 x 8'5 (6.32m x 2.57m)

UPVC double glazed window, central heating radiator, panelled wall and base units with wooden work tops, oven and a microwave in a high rise unit, four ring electric hob, extractor hood, stainless steel sink and drainer with mixer tap, integrated dish washer, washing machine and fridge freezer, spotlights, wood laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, spotlights, doors to three bedrooms and bathroom.

Bedroom One

11'7 x 10'3 (3.53m x 3.12m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

13'6 x 9'4 (4.11m x 2.84m)

UPVC double glazed window, central heating radiator, spotlights and enclosed Vaillant boiler.

Bedroom Three

8'11 x 7'2 (2.72m x 2.18m)

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

Bathroom

6'9 x 5'6 (2.06m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, part tiled elevation, tiled floor and spotlights.

External

Rear

Laid to lawn garden, off road parking for two vehicles and Indian stone pathway leading to the rear entrance door.

Front

Laid to lawn garden with path to front entrance door.



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