



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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15 Tinker Brook Close, Accrington, BB5 3QR

£109,950

SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT

Welcome to this delightful ground floor apartment located at 15 Tinker Brook Close in the charming area of Oswaldtwistle, Accrington. This property offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or small families seeking a welcoming home.

As you enter, you will be greeted by a spacious lounge that boasts an open plan layout, creating a bright and airy atmosphere. This design not only enhances the sense of space but also allows for easy interaction between the living and dining areas, making it perfect for entertaining guests or enjoying family time. The contemporary kitchen is well-equipped and designed to meet the needs of modern living, providing both functionality and style.

The apartment features two generously sized double bedrooms, ensuring ample space for relaxation and rest. The main bedroom includes a convenient en-suite, offering a private retreat for your comfort. The family bathroom is well-appointed, catering to the needs of the household with ease.

Outside, residents can enjoy the communal gardens, providing a lovely green space to unwind and connect with neighbours. Additionally, the property benefits from designated parking, ensuring convenience for you and your guests.

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 **2**  **2**  **1**  **C**

- Spacious Ground Floor Apartment
 - Open Plan Living
 - Allocated Parking
 - EPC Rating: C
- Two Bedrooms
 - Contemporary Fitted Kitchen
 - Tenure: Leasehold
- Two Bathrooms
 - Communal Gardens
 - Council Tax Band: B

Ground Floor

Hall

8' x 6'4 (2.44m x 1.93m)
Entrance door, central heating radiator, smoke alarm, storage cupboard and doors to reception room, two bedrooms and bathroom.

Reception Room

15'10 x 13'7 (4.83m x 4.14m)
Central heating radiator, open access to kitchen and UPVC double glazed French doors to rear.

Kitchen

12'10 x 8'1 (3.91m x 2.46m)
UPVC double glazed window, panel wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, Glow-worm boiler, part tiled elevation and lino flooring.

Bedroom One

19' x 9'7 (5.79m x 2.92m)
UPVC double glazed window, central heating radiator and door to en suite.

En Suite

6'9 x 5'10 (2.06m x 1.78m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower in enclosure, extractor fan, part tiled elevation and lino flooring.

Bedroom Two

14'4 x 8'1 (4.37m x 2.46m)
UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 5'11 (2.26m x 1.80m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, extractor fan, part tiled elevation and lino flooring.

External

Communal gardens and allocated parking.



Tel: 01254389384

www.keenans-estateagents.co.uk