



262 Willows Lane, Accrington, BB5 0NJ

Offers Over £130,000

A NEWLY RENOVATED, TWO BEDROOM TRUE BUNGALOW IN A POPULAR AREA!

This modern and quality renovated, two bedroom bungalow is being welcomed to the market in a highly considered area of Accrington. Close to schools, amenities and transportation links to Blackburn and Burnley, the property would be perfectly suited to a down sizing couple or small family. With a sleek grey finish throughout, the property boasts surprisingly spacious accommodation, a gated driveway and front and rear gardens. Comprising internally of; an entrance hallway with doors leading to a sizeable reception room featuring a remote operated gas fire, a double bedroom and a fitted kitchen diner. The kitchen diner and reception room both allow through access to a breakfast room to the rear. The kitchen diner is fitted with a range of grey panelled units and includes plumbing for utilities, space for a free standing larder fridge and doors allowing access to a shower room and a smaller bedroom. Externally, to the rear of the property, you will find a detached shed/garage and an enclosed garden which is laid to lawn and stone flags. The front provides off road parking on a private, gated driveway. Viewings are essential to appreciate the finish and style of beautiful bungalow. Call our Accrington team for further information!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.

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- Beautiful Bungalow
 - Modern Shower Room
 - Garden-Patio
- Two Bedrooms
 - Immaculate Interior
 - Double Garage
- Neutrally Finished
 - Off Road Parking
 - Viewing Essential

The property is Council Tax band B.

Ground Floor

Entrance

UPVC double glazed door to the hallway

Hallway

10'9" x 4'2" (3.28 x 1.27)

Central heating radiator, coving to the ceiling, wood effect flooring, smoke alarm and door to the kitchen, reception room and bedroom one.

Reception Room

18'8" x 10'10" (5.69 x 3.30)

UPVC double glazed window, central heating radiator, wall mounted gas fire to the chimney breast, coving to the ceiling and UPVC double glazed door to the back porch and the breakfast room.

Breakfast Room

10'10" x 6'3" (3.30 x 1.91)

UPVC double glazed window and door to the rear and UPVC double glazed door to the kitchen.

Kitchen

14'7" x 10'7" (4.45 x 3.23)

UPVC double glazed window, central heating radiator, range of grey panel wall and base units, wood effect surfaces and up-stands, electric oven with electric hob, space for fridge freezer, plumbing for washing machine and dishwasher, spotlights, combination boiler, space for dining table and door to bedroom two.

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Bedroom Two

8'1" x 7'2" (2.46 x 2.18)

UPVC double glazed window and central heating radiator.

Bedroom One

13'3" x 12'0" (4.04 x 3.66)

UPVC double glazed window and central heating radiator.

Shower Room

6'11" x 6'9" (2.11 x 2.06)

Expansive shower tray with a glass screen and direct feed rainfall shower head, vanity top wash basin with wall to wall taps, twin flush WC, full tiled elevations, spotlights and wood effect flooring and loft access.

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External

Front

Gated driveway with planted bedding area.

Rear

Enclosed laid to lawn garden with mature trees with paved patio area and access to a double garage.

Agents Notes

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