

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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		

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.

New Lane, Accrington, BB5 3QW

£190,000

AN IMPRESSIVE END TERRACED PROPERTY WITH GARAGE

Situated on an impressive corner plot with fantastic gardens, added conservatory and off road parking stands this fantastic two bedroom end terraced property which is being proudly welcomed to the market within the sought after location of Oswaldtwistle. With an enviable garage, two living areas and modern bathroom, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads openly on to a fitted kitchen which then guides you on to a conservatory. The first floor comprises of doors on to two generously sized bedrooms and a three-piece contemporary fitted bathroom. Externally, there is an enviable wrap around garden to the rear with laid to lawn, paving, mature shrubs and bedding areas, as well as access on to additional land and an exceptional garage. To the front there is a garden with off road parking and access to the garage.

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

New Lane, Accrington, BB5 3QW

£190,000



- End Terraced Property
- Spacious Interiors
- Off Road Parking and Garage
- EPC Rating TBC
- Two Bathrooms
- Contemporary Fitted Kitchen
- Tenure Freehold
- Three Piece Bathroom
- Ideal First home
- Council Tax B

Ground Floor

Vestibule

3'5 x 3'1 (1.04m x 0.94m)
Hardwood single glazed frosted front door and door to hall.

Hall

12'11 x 3'1 (3.94m x 0.94m)
Central heated radiator, open to two reception rooms and stairs to the first floor.

Reception Room One

12'10 x 11'2 (3.91m x 3.40m)
Hardwood double glazed window, central heated radiator, stone fireplace, television point, coving and meter cupboard.

Reception Room Two

14'5 x 13'3 (4.39m x 4.04m)
Hardwood double glazed window, central heated radiator, coving, under stairs storage and open to kitchen.

Kitchen

10'7 x 7'10 (3.23m x 2.39m)
Hardwood double glazed window, central heated radiator, range of grey panelled wall and base units, wood effect surfaces, tiled splashbacks, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, PVC to ceiling, wood effect lino flooring and hardwood single glazed frosted door to conservatory.

Conservatory

10'4 x 9 (3.15m x 2.74m)
UPVC double glazed windows, polycarbonate roof and UPVC double glazed door to rear.

First Floor

Landing

7'9 x 6 (2.36m x 1.83m)
Doors to two bedrooms and bathroom.

Bedroom One

14'4 x 12'10 (4.37m x 3.91m)
Hardwood double glazed window, central heated radiator, coving and fitted wardrobes.

Bedroom Two

10'5 x 6 (3.18m x 1.83m)
Hardwood double glazed window, central heated radiator and over stairs storage.

Bathroom

7'9 x 6'11 (2.36m x 2.11m)
Hardwood double glazed frosted window, central heated radiator, panelled bath with direct feed rainfall shower, rinse head and mixer tap, dual flush WC, vanity top wash basin with mixer tap, PVC panel elevations, PVC to ceiling and wood effect lino flooring.

External

Front

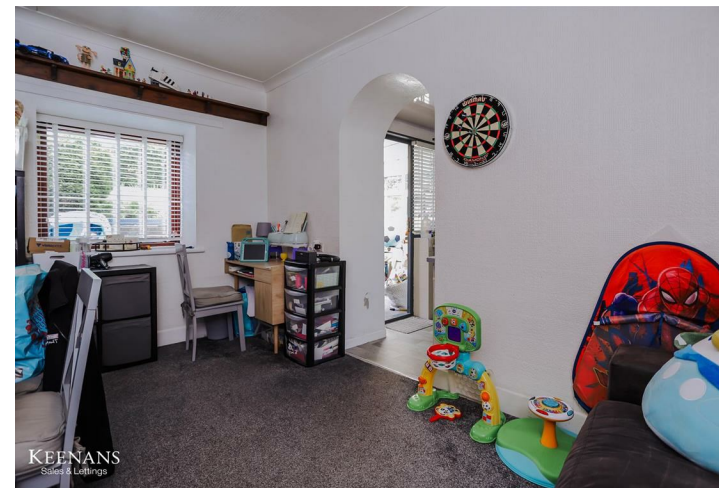
Courtyard with off road parking and access to garage.

Rear

Wraparound tiered garden with laid to lawn, paving, additional land and access to garage.

Garage

1'7 x 11'3 (0.48m x 3.43m)
Power, lighting, up and over garage door to front and hardwood double doors to rear.



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