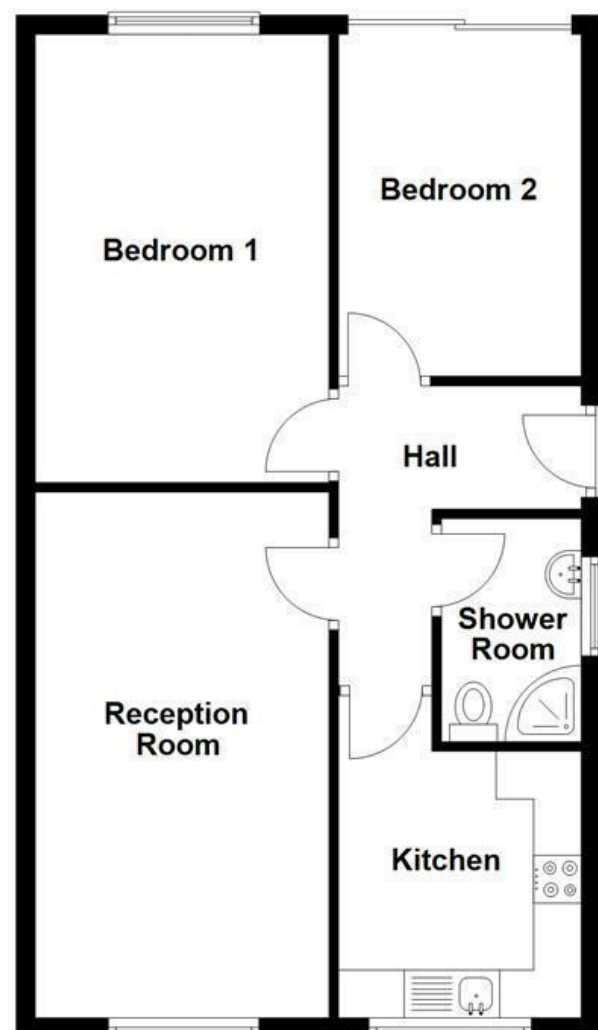


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C	67		
(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.

## Lupin Close, Accrington, BB5 4SD

### £189,950

THE PERFECT TRUE BUNGALOW

Situated on an impressive corner plot and having been presented and updated to the highest standard throughout with immaculate presentation, detached garage and two double bedrooms, this exceptional semi detached true bungalow is being proudly welcomed to the market in the sought after location of Accrington on a quiet cul de sac. With modern fixtures and fittings, ample off road parking and beautiful views, this property is the perfect home for any couple or small family as the perfect forever home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern fitted kitchen, two double bedrooms and shower room. Externally, there is an impressive wraparound garden with laid to lawn, paving, stone chip bedding and mature shrubs to the rear. To the front there is a laid to lawn garden with stone chip areas and ample off road parking.

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

# Lupin Close, Accrington, BB5 4SD

£189,950



- Immaculate Semi Detached Property
- Extensive Plot
- Ample Off Road Parking and Detached Garage
- EPC Rating D
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Three Piece Shower Room
- Stunning Rear Garden
- Council Tax Band B

## Entrance Hall

9'10 x 7'9 (3.00m x 2.36m )

Composite double glazed frosted front door, central heating radiator, smoke detector, loft access, doors to reception room, kitchen, two bedrooms and shower room.

## Reception Room

18'0 x 10'1 (5.49m x 3.07m )

UPVC double glazed window, central heating radiator, coving and ceiling rose.

## Kitchen

11'1 x 8'3 (3.38m x 2.51m )

UPVC double glazed window, central heating radiator, range of wall and base units with marble effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for double gas oven, integrated extractor hood, space for fridge freezer, plumbing for washing machine, integrate microwave, Worcester boiler, coving, spotlights and granite effect vinyl flooring.

## Bedroom One

15'5 x 10'1 (4.70m x 3.07m)

UPVC double glazed window, central heating radiator and television point.

## Bedroom Two

12'3 x 8'4 (3.73m x 2.54m )

Central heating radiator, coving and UPVC double glazed sliding door to rear.

## Shower Room

7'8 x 4'10 (2.34m x 1.47m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, electric feed corner shower enclosed, pedestal wash basin with traditional taps, tiled elevations and wood effect laminate flooring.

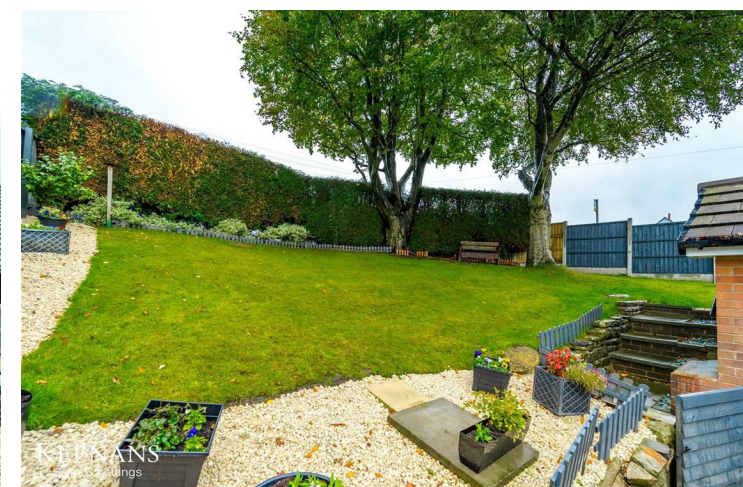
## External

### Rear

Wraparound garden with laid to lawn, paving, stone chip bedding and mature shrubs.

### Front

Laid to lawn garden with stone chip areas and ample off road parking.



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