



## Plantation Street, Accrington, BB5 6RT

### Offers Over £145,000

SPACIOUS THREE BEDROOM TERRACE IN ACCRINGTON

Nestled on the charming Plantation Street in Accrington, this delightful house offers a perfect blend of comfort and style. The property boasts an extremely generous master bedroom, complete with a beautiful ensuite that provides a private sanctuary for relaxation.

As you enter, you will find two spacious reception rooms that are ideal for both entertaining guests and enjoying quiet family time. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area.

At the rear of the house, the well-equipped kitchen awaits, designed to meet all your culinary needs. Its thoughtful layout ensures that cooking and meal preparation are a pleasure, making it the heart of the home.

Step outside to discover a paved rear yard, offering a low-maintenance outdoor space perfect for enjoying the fresh air or hosting summer gatherings.

This property is not just a house; it is a welcoming home that promises comfort and convenience in a lovely neighbourhood. With its generous living spaces and modern amenities, it is an excellent opportunity for those seeking a new place to call home in Accrington.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.



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 3  2  2  D

- Spacious Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Three Generous Bedrooms
- Two Bathrooms
- Tenure: Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: B

### Ground Floor

#### Vestibule

4'3 x 3'7 (1.30m x 1.09m)

UPVC double glazed entrance door, dado rail and door to hall.

#### Hall

13'1 x 3'6 (3.99m x 1.07m)

Central heating radiator, coving, smoke alarm, under stairs storage, wood effect flooring, stairs to first floor and doors to two reception rooms and kitchen.

#### Reception Room One

13'10 x 11'10 (4.22m x 3.61m)

UPVC double glazed bay window, central heating radiator, cornice coving, picture rail, gas stove, stone hearth, wood mantle and wood effect flooring.

#### Reception Room Two

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

UPVC double glazed window, central heating radiator, cornice coving, picture rail, open fireplace with wood mantle and wood effect flooring.

#### Kitchen

18'4 x 8'9 (5.59m x 2.67m)

Two UPVC double glazed windows, central heating radiator, spotlights, wall and base units, wood effect worktops, Belfast sink with spring mixer tap, integrated oven, four ring electric hob, space for fridge freezer, plumbing for washing machine, tile effect flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

10' x 5'6 (3.05m x 1.68m)

Smoke alarm and doors to three bedrooms and bathroom.

#### Bedroom One

15'11 x 13'10 (4.85m x 4.22m)

UPVC double glazed window, upright central heating radiator, picture rail, fireplace with tiled cheeks, wood surround and mantle, fitted storage and door to en suite.

#### En Suite

9'10 x 4'5 (3.00m x 1.35m)

Central heated towel rail, dual flush WC, glass bowl wash basin with mixer tap, direct feed walk-in rainfall shower, part tiled elevation and tiled flooring.

#### Bedroom Two

10'7 x 10' (3.23m x 3.05m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

10'9 x 8'10 (3.28m x 2.69m)

UVPC double glazed window, central heating radiator and boiler.



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