

## Kings Road, Accrington, BB5 6BS

£160,000

IMPRESSIVE THREE BEDROOM MID TERRACE PROPERTY

Nestled on the charming Kings Road in Accrington, this delightful three-bedroom mid-terrace house offers a perfect blend of modern living and stylish decor. Spanning three floors, the property boasts two spacious living areas, ideal for both relaxation and entertaining. The modern fitted kitchen is a highlight, providing a contemporary space for culinary enthusiasts.

Each of the double bedrooms is generously sized, ensuring comfort for all family members. The family bathroom has been thoughtfully renovated, adding a touch of luxury to your daily routine. Outside, the lovely rear yard space presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, dining al fresco, or simply unwinding in the fresh air.

This property is situated in a great location, conveniently close to local schools and the town centre, making it an ideal choice for families. With excellent transport links nearby, commuting and exploring the surrounding areas is made easy.

Ready to move into, this home is perfect for those seeking a blend of comfort, style, and convenience in a vibrant community. Don't miss the chance to make this lovely house your new home.

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.

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- Tenure Leasehold
- On Street Parking
- Ideal First Time Buy With Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band A
- Three Well Proportioned Bedrooms
- Sought After Location
- EPC Rating TBC
- Modern Fitted Kitchen And Four Piece Bathroom Suite
- Abundance Of Indoor And Outdoor Space

## Ground Floor

### Entrance Vestibule

3'10 x 3'10 (1.17m x 1.17m)

### Hall

10'4 x 3'10 (3.15m x 1.17m)

### Reception Room One

11'8 x 10'10 (3.56m x 3.30m)

### Reception Room Two

15'3 x 15' (4.65m x 4.57m)

### Kitchen

10'11 x 7'7 (3.33m x 2.31m)

## First Floor

### Landing

6'9 x 5'11 (2.06m x 1.80m)

### Bedroom One

15' x 11' (4.57m x 3.35m)

### Bedroom Two

10'2 x 8'10 (3.10m x 2.69m)

### Bathroom

10' x 5'9 (3.05m x 1.75m)

## Second Floor

### Loft Room/Bedroom Three

15'8 x 13'7 (4.78m x 4.14m)

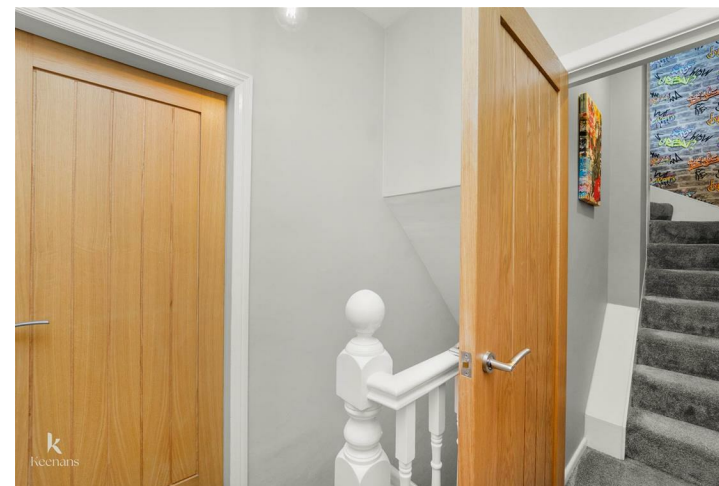
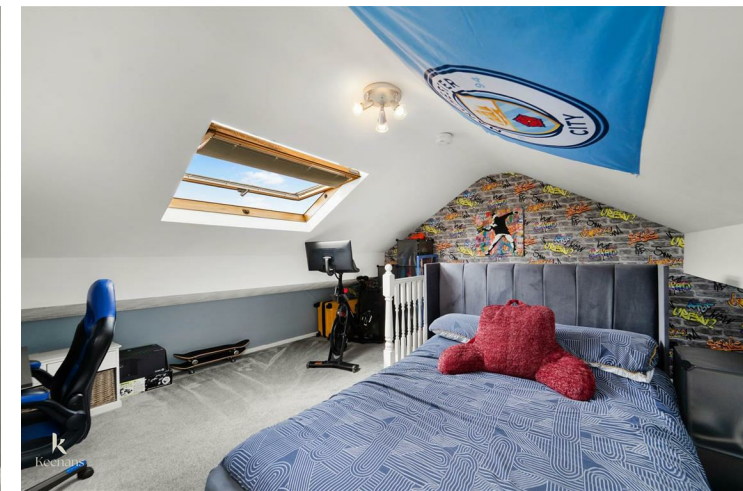
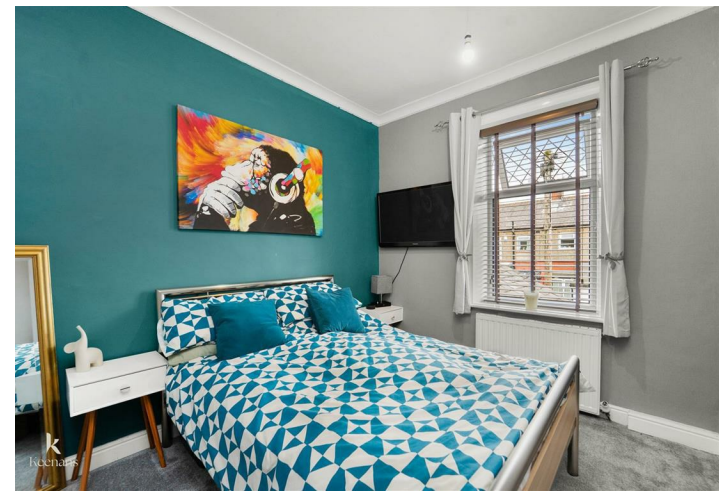
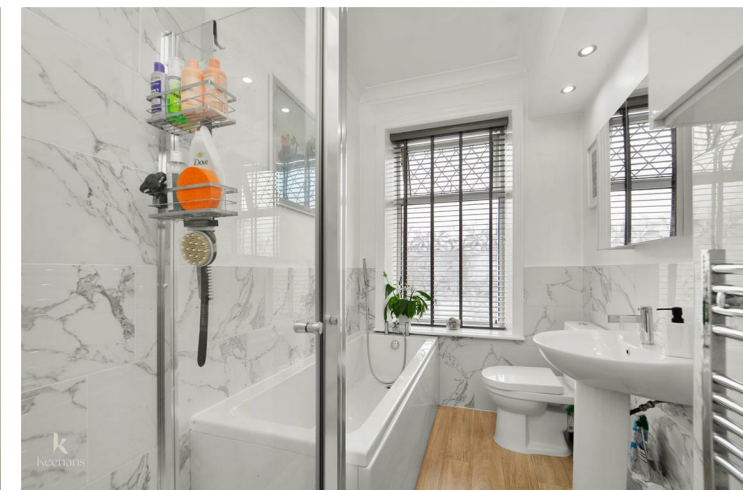
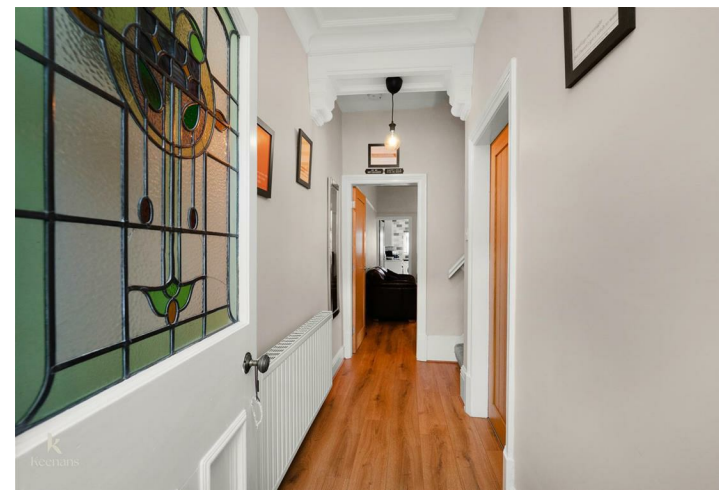
## External

### Front

Courtyard.

### Rear

Enclosed rear yard space.



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