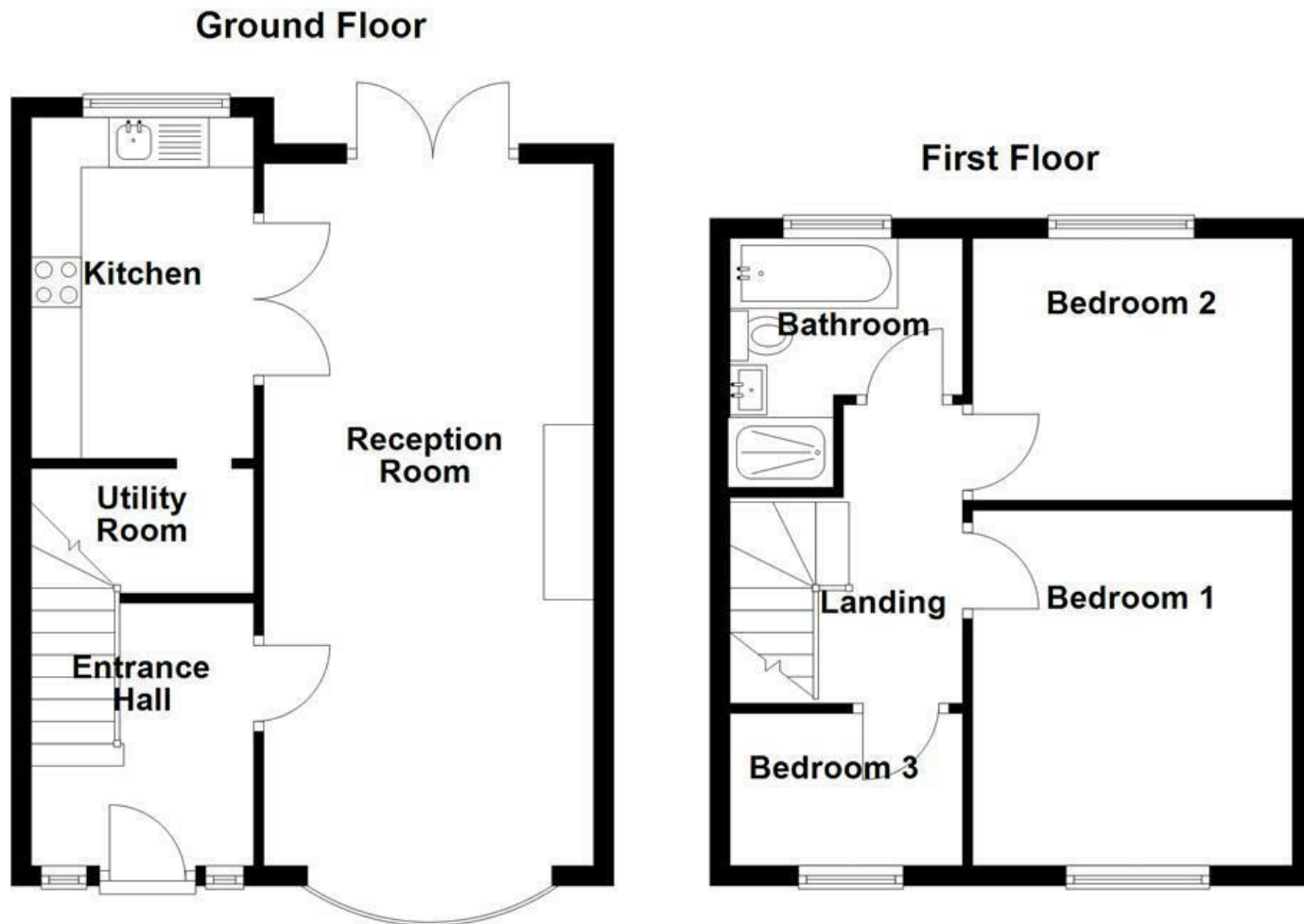




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Whalley Road, Accrington, BB5 5QX

Offers Over £160,000

THE PERFECT FAMILY HOME

Nestled on Whalley Road in the charming area of Clayton Le Moors, Accrington, this exceptional semi-detached house has been fully updated and is presented to the highest standard. The property boasts immaculate presentation, featuring neutral decoration and modern fixtures that have been thoughtfully designed to create a stylish and desirable family home.

As you step inside, you will be greeted by spacious rooms that flow seamlessly, showcasing an open-plan living space that is perfect for both relaxation and entertaining. The layout has been crafted with care, ensuring that every corner of the home exudes a sense of class and comfort.

This property is truly ready for you to move straight in, making it an ideal choice for families seeking a welcoming environment. Outside, you will find garden space both at the front and rear, providing a lovely area for outdoor activities or simply enjoying the fresh air. Additionally, the property includes a detached garage, offering extra storage or parking options.

In summary, this beautifully maintained home on Whalley Road is a rare find, combining modern living with a warm and inviting atmosphere. It is a perfect opportunity for those looking to settle into a delightful family home in a sought-after location.

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

Whalley Road, Accrington, BB5 5QX

Offers Over £160,000

 3  1  1  C

- Tenure Leasehold
- Council Tax Band B
- EPC Rating C
- On Street Parking - Detached Garage For Possible Storage/Parking Options
- Three Well Proportioned Bedrooms
- Fitted Kitchen And Four Piece Bathroom Suite
- Ideal Home For A Small Family Ready To Move Into
- Viewing Essential
- Garden Space To The Front And Rear Of Property
- Easy Access To Major Network Links

Ground Floor

Entrance Hall
8'7 x 7'4 (2.62m x 2.24m)

Reception Room
23'1 x 10'10 (7.04m x 3.30m)

Kitchen
10'1 x 7'4 (3.07m x 2.24m)

Utility Room
7'4 x 4'1 (2.24m x 1.24m)

First Floor

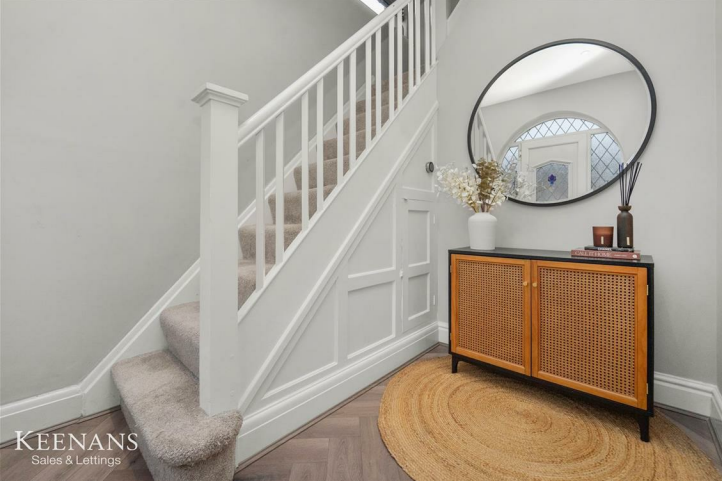
Landing
9'9 x 7'4 (2.97m x 2.24m)

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

Bedroom Two
10'10 x 8'7 (3.30m x 2.62m)

Bedroom Three
7'4 x 4'11 (2.24m x 1.50m)

Bathroom
8'2 x 7'4 (2.49m x 2.24m)



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