



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

Higher Antley Street, Accrington, BB5 0QB

Offers Over £160,000

A FANTASTIC THREE BEDROOM END TERRACED PROPERTY

Nestled in the desirable area of Higher Antley Street, Accrington, this charming end terraced house presents an excellent opportunity for families seeking a new home. Boasting three well-proportioned bedrooms and two inviting living rooms, this property offers ample space for both relaxation and entertaining. The neutral decoration throughout provides a blank canvas, allowing you to infuse your personal style and create a warm, welcoming environment.

One of the standout features of this home is the added benefit of a garage, providing convenient storage or additional parking options. The absence of any chain delay means you can move in without the usual waiting period, making this property even more appealing for those eager to settle into their new abode.

Situated in a sought-after location, this house is perfect for families looking to establish roots in a friendly community. With its potential for transformation and the promise of a comfortable lifestyle, this property is not to be missed. Whether you envision a modern family haven or a cosy retreat, this home is ready for you to make it your own.

Please note that some images have been digitally staged using AI to illustrate the potential layout and appearance of the property, allowing you to envision the possibilities that await. Embrace the chance to create lasting memories in this delightful family home.

Higher Antley Street, Accrington, BB5 0QB

Offers Over £160,000

 3  1  2  C

- An Envious End Terraced Property
- Detached Garage
- EPC Rating C
- Tenure Leasehold
- Three Bedrooms
- Sought After Location
- Council Tax Band A
- No Chain Delay
- Perfect Family Home
- On Street Parking

Ground Floor

Entrance

UPVC double glazed frosted door to the entrance vestibule.

Entrance Vestibule

3'5 x 3'2 (1.04m x 0.97m)

Coving, tiled flooring, hardwood single glazed frosted door to the hallway.

Hallway

13'9 x 3'5 (4.19m x 1.04m)

Central heating radiator, coving, corbel, wood effect laminate flooring, doors to two reception rooms and staircase to the first floor.

Reception Room One

13'6 x 13'6 (4.11m x 4.11m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, and old effect laminate flooring.

Reception Room Two

14'8 x 13'9 (4.47m x 4.19m)

Two UPVC double glazed windows, central heating radiator, two feature wall lights, wood effect laminate flooring, door to the kitchen.

Kitchen

18'6 x 8'11 (5.64m x 2.72m)

UPVC double glazed window, central heating radiator, a range of matte wall and base units, marble effect surface, tiled splash backs, double stainless steel sink and drainer with mixer tap, space for a gas oven with a four ring gas job, integrated extractor hood, plumbing got a washing machine, space for a fridge freezer, integrated boiler, tiled flooring, UPVC door to the rear.

First Floor

Landing

14'9 x 6'3 (4.50m x 1.91m)

Central heating radiator, loft access with pull down ladders, storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

16'10 x 13'6 (5.13m x 4.11m)

UPVC double glazed window, central heating radiator.

Bedroom Two

12'1 x 8'11 (3.68m x 2.72m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'5 x 8'4 (3.18m x 2.54m)

UPVC double glazed window, central heating radiator.

Bathroom

10'5 x 5'10 (3.18m x 1.78m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, PVC panelled bath with mixer tap and direct feed over head shower, pedestal wash basin with traditional taps, tiled elevations, extractor fan, spotlights, tiled effect Lino flooring.

External

Front

Paved courtyard.

Rear

Enclosed paved yard with access to an external WC and detached garage.

External WC

4' x 3'2 (1.22m x 0.97m)

A two piece suite comprising of a low basin WC and pedestal wash basin with mixer tap.

Garage

18'1 x 12'5 (5.51m x 3.78m)

Two hardwood double glazed windows, power, lighting and an up and over garage door.



Tel: 01254389384

www.keenans-estateagents.co.uk