

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | 76 |
| (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.

Moss Hall Road, Accrington, BB5 5AS

Offers Over £180,000

AN ENVIABLE END TERRACE PROPERTY

Located on the desirable Moss Hall Road in Accrington, this charming end-terrace house offers a perfect blend of modern living and comfort. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The open-plan living kitchen is a standout feature, providing a welcoming area for both relaxation and entertaining.

The two reception rooms offer versatility, allowing for a cosy lounge or a formal dining space, depending on your needs. The large family bathroom has been thoughtfully designed to cater to the demands of everyday life.

Step outside to discover a beautifully renovated rear yard, perfect for enjoying the outdoors or hosting gatherings with friends and family. The location is particularly advantageous, as it is situated close to a variety of amenities, excellent transport links, and reputable schools, making it an ideal choice for families and commuters alike.

This property presents a wonderful opportunity to secure a home in a sought-after area of Accrington, combining convenience with a comfortable lifestyle. Don't miss the chance to make this delightful house your new home.

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 3  1  2  D

- Three Bedroom End Terrace
- Large Family Bathroom
- On Street Parking
- Tenure - Leasehold
- Open Plan Living Kitchen
- Renovated Rear Yard Space
- EPC Rating - D
- Two Versatile Reception Rooms
- Sought After Accrington Location
- Council Tax Band - B

Ground Floor

Reception Room

15'2 x 11'4 (4.62m x 3.45m)

Reception Room/ Dining Room

17'2 x 14 (5.23m x 4.27m)

Kitchen

11'9 x 9'4 (3.58m x 2.84m)

First Floor

Bedroom One

14 x 9'2 (4.27m x 2.79m)

Bedroom Two

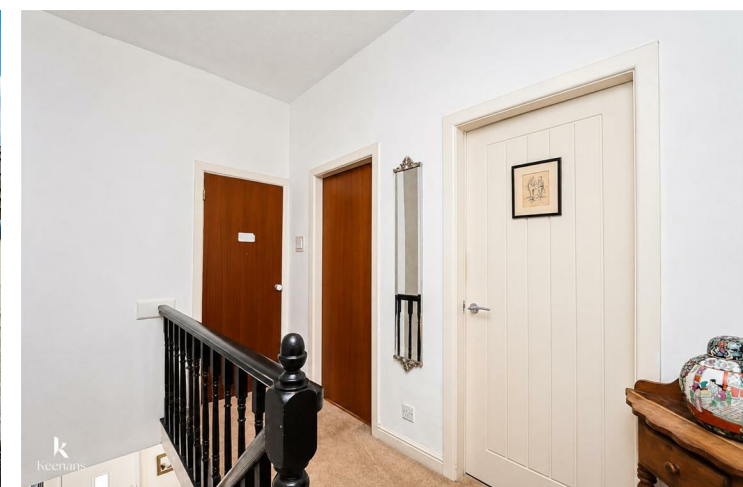
12 x 8'5 (3.66m x 2.57m)

Bedroom Three

8'7 x 6'9 (2.62m x 2.06m)

Bathroom

11 x 5'9 (3.35m x 1.75m)



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