



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

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Hopwood Street, Accrington, BB5 0QF

£99,950

AN ENVIABLE MID TERRACED PROPERTY WITH NO CHAIN DELAY

Nestled on Hopwood Street in Accrington, this impressive three-bedroom mid-terraced house presents an exceptional opportunity for both families and investors alike. With no chain delay, you can move in without the usual waiting period, making it an ideal choice for those eager to settle into their new home.

The property boasts a modern and neutral décor throughout, allowing you to personalise the space to your taste. A notable feature is the fantastic loft conversion, which adds valuable living space, perfect for as a third bedroom. The house also includes two inviting living areas, providing ample room for relaxation and family gatherings.

One of the standout aspects of this home is its position; it is not overlooked from the front, ensuring a sense of privacy and tranquillity. The property is conveniently located near bus routes, local schools, and essential amenities, making daily life easy and accessible. Additionally, it offers excellent network links to Blackburn and Burnley, and is just a short stroll from the vibrant town centre, where you can enjoy a variety of shops, cafes, and recreational facilities.

This property truly is a gem that should not be missed. Whether you are looking for a family home or a rental investment, this house on Hopwood Street is sure to meet your needs and exceed your expectations.

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

Hopwood Street, Accrington, BB5 0QF

£99,950

 3  1  2  C

- Tenure Leasehold
 - On Street Parking
 - Bursting With Potential
 - Easy Access To Major Network Links
- Council Tax Band A
 - Viewing Essential
 - No Chain Delay
- EPC Rating C
 - Ideal Investment Opportunity
 - Not Overlooked To The Front

Ground Floor

Entrance

Composite double glazed frosted door to vestibule

Vestibule

4'6 x 3'3 (1.37m x 0.99m)

Coving, picture rail, meter cupboard, tiled floor and hard wood single glazed frosted door to hall.

Hall

10'2 x 3'3 (3.10m x 0.99m)

Central heating radiator, coving, corbel, hard wood single glazed frosted doors to two reception rooms and stairs to first floor.

Reception Room One

11'6 x 10'2 (3.51m x 3.10m)

UPVC double glazed window, central heating radiator, coving, gas fire and television point.

Reception Room Two

14' x 13'9 (4.27m x 4.19m)

UPVC double glazed window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point, under stairs storage and hard wood single glazed frosted door to kitchen.

Kitchen

11'10 x 7'4 (3.61m x 2.24m)

Two UPVC double glazed windows, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer, integrated electric oven, five ring gas hob, extractor hood, space for fridge freezer, washing machine and dryer, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

10'5 x 6'4 (3.18m x 1.93m)

Smoke alarm, wood clad to ceiling, feature wall light, hard wood doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

13'9 x 11'6 (4.19m x 3.51m)

UPVC double glazed window, central heating radiator, original fireplace, integrated storage, feature wall light and over stairs storage.

Bedroom Two

15'9 x 7'3 (4.80m x 2.21m)

UPVC double glazed window, central heating radiator and television point.

Bathroom

9'5 x 6'4 (2.87m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, low flush W/C, pedestal wash basin, panel bath with direct feed rainfall shower and rinse head, tiled elevation, integrated linen cupboard and wood clad to ceiling.

Second Floor

Landing

5'3 x 2'6 (1.60m x 0.76m)

Door to bedroom three.

Bedroom Three

12'3 x 10'4 (3.73m x 3.15m)

Velux window, central heating radiator, eave storage and spotlights.

External

Rear

Enclosed yard with paving and decking.

Front

Courtyard with paving and bedding areas.



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