

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	

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Moss Hall Road, Accrington, BB5 5AS

£190,000

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.

Moss Hall Road, Accrington, BB5 5AS

£190,000

 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

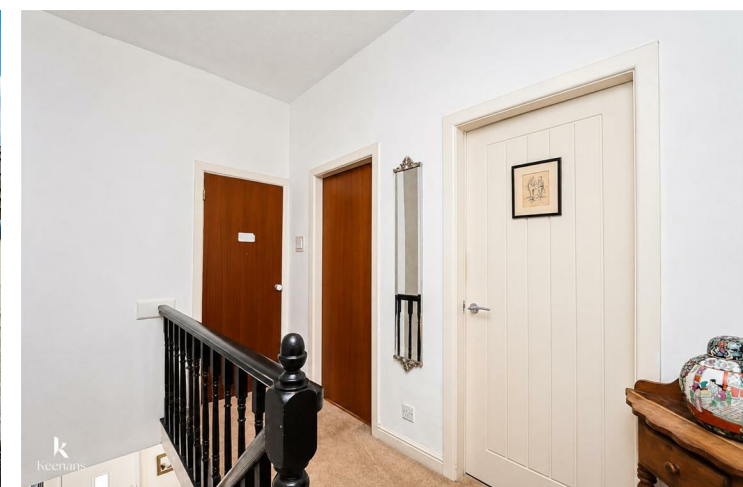
12 x 8'5 (3.66m x 2.57m)

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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