

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 86        |
| (69-80) C                                   |  | 69                      |           |
| (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.

## Haywood Road, Accrington, BB5 6AT

£140,000

STYLISH THREE BEDROOM MID TERRACE HOME

Located on Haywood Road in Accrington, this charming mid-terrace house presents an excellent opportunity for first-time buyers seeking a stylish and modern home. Recently renovated, the property boasts two inviting living areas that are perfect for both relaxation and entertaining. The decor throughout is contemporary, creating a warm and welcoming atmosphere.

The modern kitchen is a highlight of the home, equipped with all the necessary amenities to inspire your culinary adventures. Retaining some original features, the property beautifully blends character with modern living, offering a unique charm that is hard to find.

Upstairs, you will discover three spacious bedrooms, each providing ample space for rest and personalisation. The first-floor shower room is conveniently located, ensuring comfort and practicality for the household.

The rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting gatherings with friends and family. Situated in a great location, this home is close to local schools, making it perfect for families, and is not far from motorway links and the town centre, providing easy access to a range of amenities.

# Haywood Road, Accrington, BB5 6AT

£140,000



- Three Bedroom Mid Terrace Home
- Recently Renovated Throughout
- On Street Parking Available
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Contemporary Shower Room
- EPC Rating - C
- Modern Fitted Kitchen
- Ideal First Time Buy Close To Amenities
- Council Tax Band - A

## Ground floor

### Vestibule

4'2 x 3'5 (1.22m x 0.91m)

### Hallway

11'10 x 3'5 (3.35m'3.05m x 0.91m'1.52m)

### Reception Room One

12'1 x 11'2 (3.68m x 3.40m)

### Reception Room Two

13'2 x 14'8 (4.01m x 4.47m)

### Kitchen

9'3 x 7'7 (2.82m x 2.31m)

## First Floor

### Landing

11'5 x 5'8 (3.35m x 1.52m)

### Bedroom One

14'6 x 12'1 (4.42m x 3.68m)

### Bedroom Two

10'2 x 7'7 (3.10m x 2.31m)

### Bedroom Three

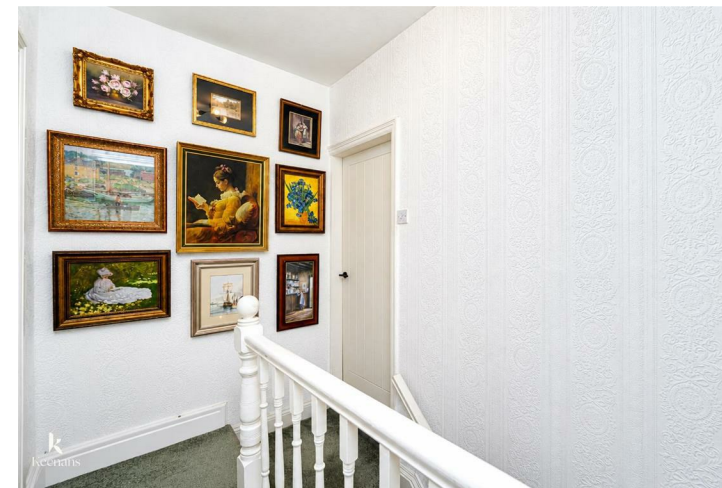
10'2 x 6'9 (3.10m x 2.06m)

### Shower Room

8'6 x 3'11 (2.59m x 1.19m)

### External

On street parking, small courtyard to front, enclosed yard to rear.



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