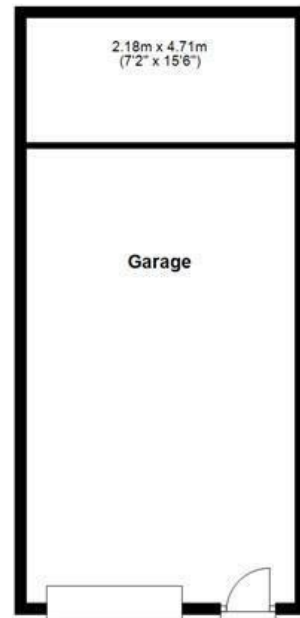



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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.

Lowergate Road, Accrington, BB5 6LN

Offers In The Region Of £175,000

DESIRABLE SEMI DETACHED TRUE BUNGALOW

Located on Lowergate Road in Accrington, this charming one-bedroom true semi-detached bungalow offers a delightful blend of comfort and potential. The property boasts a spacious lounge that invites relaxation, seamlessly connecting to a well-appointed kitchen, making it ideal for both entertaining and everyday living.

The bungalow features a modern shower room, ensuring convenience for its occupants. One of the standout aspects of this home is its impressive outdoor space. The large garden not only provides a serene retreat but also includes a garage, presenting ample opportunities for gardening enthusiasts or those in need of extra storage.

The property is set in a great location, offering stunning views that enhance the overall appeal. Additionally, the driveway accommodates multiple cars, providing off-road parking for residents and guests alike.

This bungalow is sold with no chain delay, making it an excellent choice for those looking to move in swiftly. With its spacious layout and potential for personalisation, this property is a wonderful opportunity for first-time buyers, downsizers, or anyone seeking a peaceful retreat in a desirable area. Don't miss the chance to make this lovely bungalow your new home.

Lowergate Road, Accrington, BB5 6LN

Offers In The Region Of £175,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating E
- Off Road Parking With Driveway And Access To garage.
- Viewing Essential
- Ideal For A couple Wishing To Downsize Or Single Occupancy
- Abundance Of Outdoor Space
- Fitted Kitchen And Three Piece Shower Room
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed leaded door to hall.

Hall

6'7 x 4'1 (2.01m x 1.24m)

Central heating radiator, coving, loft access and door to innerhall.

Inner Hall

3'10 x 3' (1.17m x 0.91m)

Doors to kitchen, reception room and bedroom one.

Reception Room

17' x 11'8 (5.18m x 3.56m)

UPVC double glazed leaded window, two central heating radiators, coving and gas fire.

Kitchen

9'2 x 9' (2.79m x 2.74m)

UPVC double glazed window, range of wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, plumbing for washing machine, space for fridge freezer, PVC to ceiling, spotlights, storage, wood effect lino flooring, doors to shower room and conservatory.

Shower Room

8'6 x 6'8 (2.59m x 2.03m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, bidet, enclosed direct feed shower, pedestal wash basin with mixer tap, tiled elevation and tiled floor.

Conservatory

6'3 x 5'8 (1.91m x 1.73m)

UPVC double glazed windows, tiled floor and UPVC double glazed door to rear.

Bedroom One

11'9 x 11'8 (3.58m x 3.56m)

UPVC double glazed leaded window, central heating radiator and spotlights.

External

Front

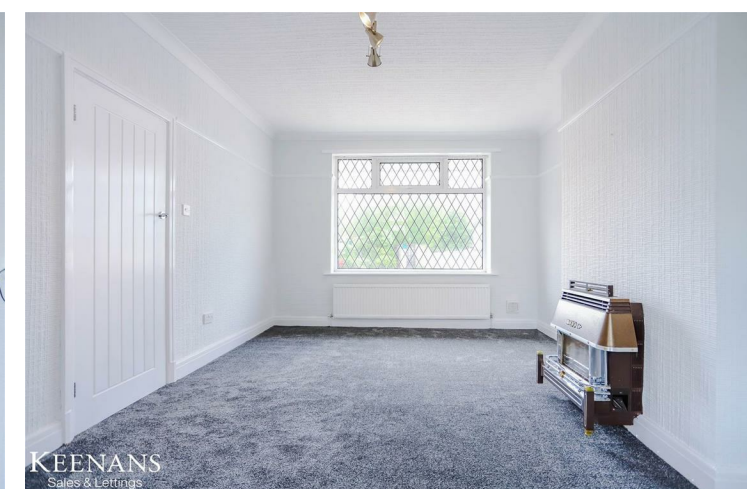
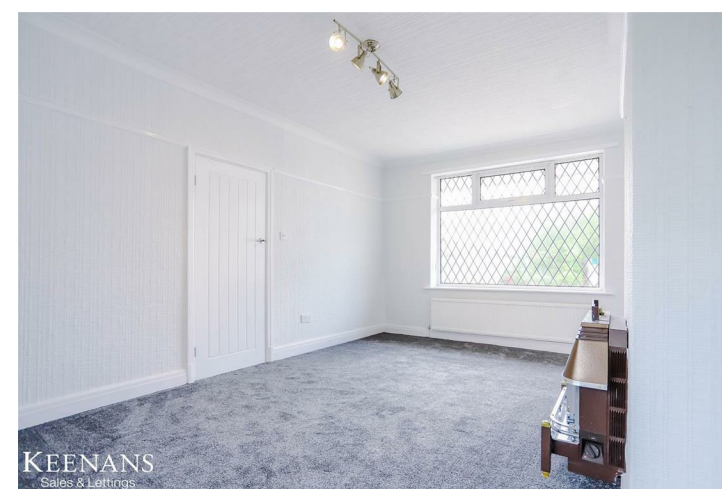
Enclosed paved driveway, laid to lawn garden and bedding areas.

Rear

Enclosed paved garden, stone chippings, bedding areas access to garage.

Garage

33'7 x 15'5 (10.24m x 4.70m)



Tel: 01254389384

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