

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

Pendle View, Altham, BB5 5UY

£230,000

ENVIABLE THREE BEDROOM SEMI DETACHED HOME

Situated on Pendle View, Altham, Accrington, this delightful semi-detached house offers a perfect blend of modern living and family comfort. With three well-proportioned bedrooms, this property is ideal for families seeking a spacious and inviting home.

As you enter, you will be greeted by a contemporary open-plan kitchen that seamlessly integrates with the living space, creating an ideal environment for both entertaining and everyday family life. The kitchen is complemented by a convenient utility area, ensuring that all your household needs are met with ease.

The bright and modern bathroom adds a touch of luxury, providing a serene space to unwind after a long day. The property boasts a huge rear garden, perfect for children to play in or for hosting summer barbecues with friends and family. Additionally, the large driveway accommodates multiple vehicles, offering convenience for busy households.

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- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Tenure: Leasehold
- Contemporary Fitted Kitchen With Separate Utility Room
- Enclosed Rear Garde With Additional Land to Rent
- Council Tax Band: B

Ground Floor

Porch

8' x 3'1 (2.44m x 0.94m)

UPVC double glazed entrance door, four UPVC double glazed windows, tiled floor and door to hall.

Hall

7'10 x 6' (2.39m x 1.83m)

UPVC double glazed window, central heating radiator, storage, wood effect laminate flooring, stairs to first floor and door to reception room.

Reception Room

18'7 x 11'4 (5.66m x 3.45m)

UPVC double glazed bay window, central heating radiator, smoke alarm, door to utility room and open access to kitchen.

Kitchen

14'10 x 10'1 (4.52m x 3.07m)

UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect worktops, one and half bowl composite sink with draining board and mixer tap, integrated oven, five burner gas hob, extractor hood, stainless steel splash back, space for fridge freezer, wood effect laminate flooring and UPVC double glazed French doors to rear.

Utility Room

8'5 x 7'9 (2.57m x 2.36m)

Plumbing for washing machine, space for dryer, Remeha boiler, under stairs storage and wood effect laminate flooring.

First Floor

Landing

7'5 x 2'10 (2.26m x 0.86m)

Smoke alarm, loft access and doors to three bedrooms and bathroom.

Bedroom One

12' x 11'4 (3.66m x 3.45m)

UPVC double glazed bay window and central heating radiator.

Bedroom Two

11'4 x 8'5 (3.45m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'10 x 5'11 (2.39m x 1.80m)

UPVC double glazed window and central heating radiator.

Bathroom

8'3 x 7'11 (2.51m x 2.41m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin and mixer tap, P shape panel bath with mixer tap and electric feed shower over, tiled elevation and tiled floor.

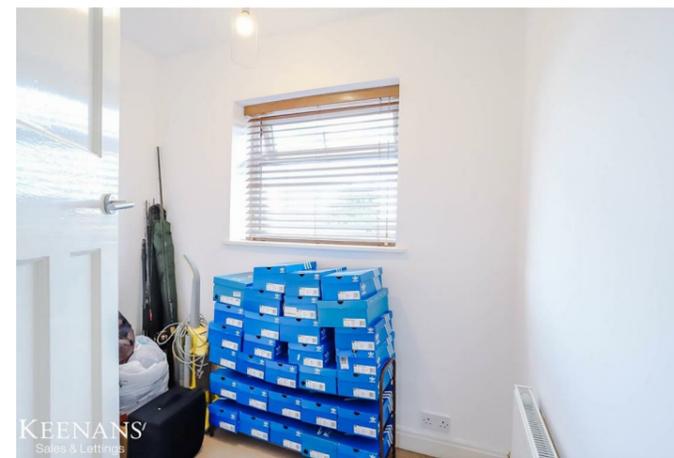
External

Front

Block paved drive.

Rear

Artificial lawn, stone chips and storage shed.



Tel: 01254389384

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