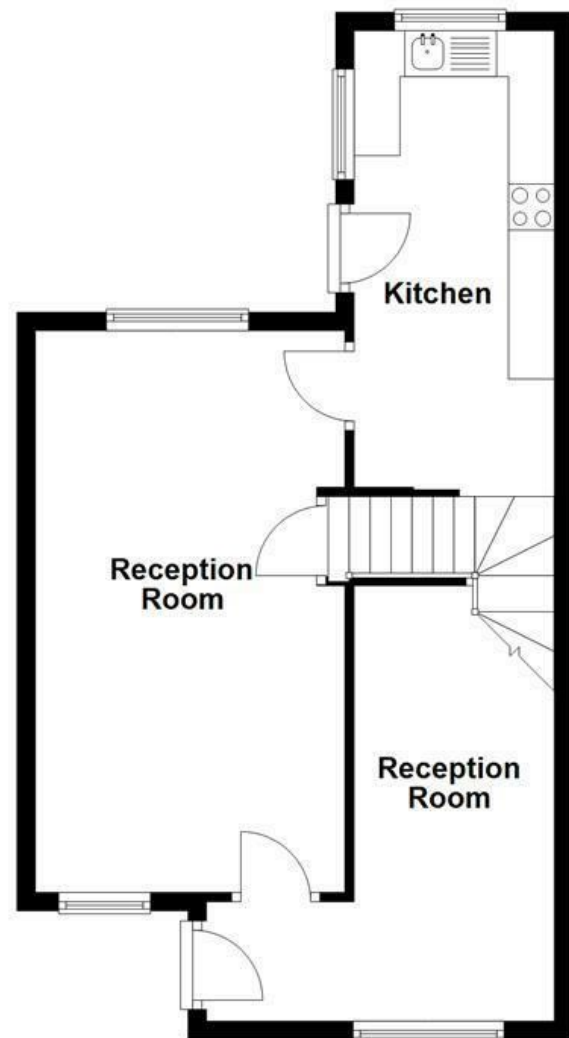
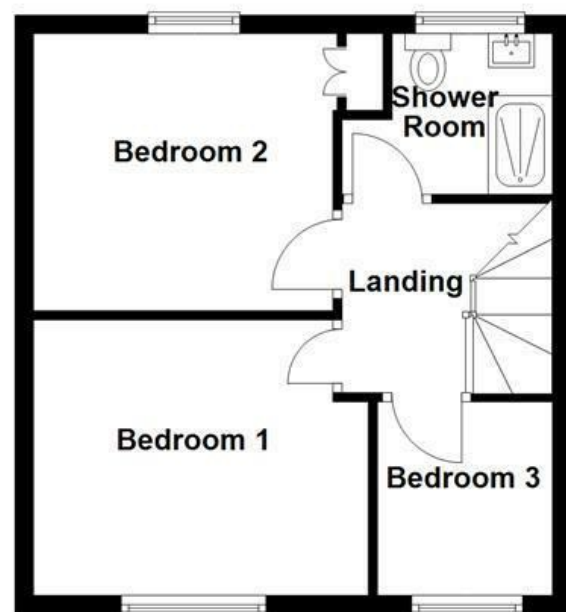


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Sandy Lane, Accrington, BB5 2AN

Offers Over £160,000

SPACIOUS THREE BEDROOM CORNER PLOT IN A SOUGHT AFTER LOCATION

Situated in the desirable area of Sandy Lane, Accrington, this charming house offers an exceptional opportunity for families seeking a comfortable and spacious home. Set on a generous corner plot, the property boasts an impressive outdoor space, perfect for children to play or for hosting summer gatherings.

Inside, you will find three well-proportioned bedrooms, providing ample room for family living. The family bathroom is conveniently located to serve all bedrooms. The heart of the home is undoubtedly the country-style kitchen, which exudes warmth and character, making it an ideal space for preparing meals and enjoying family time. Adjacent to the kitchen is a delightful dining room, perfect for entertaining guests or enjoying family dinners.

The spacious lounge offers a welcoming atmosphere, ideal for relaxation after a long day. With plenty of natural light streaming through the windows, this room is sure to become a favourite spot in the home.

For those with vehicles, the property features two driveways, ensuring ample parking for family and visitors alike. Additionally, a garage provides further storage options or space for hobbies.

The large garden surrounding the house is a standout feature, offering a blank canvas for gardening enthusiasts or a safe haven for children to explore. This property truly combines the best of indoor and outdoor

Sandy Lane, Accrington, BB5 2AN

Offers Over £160,000

 3  1  2  D

- End Terraced Property
 - Fitted Kitchen
 - Two Driveways For Off Road Parking And Garage
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Shower Room
 - Tenure: TBC
- Two Spacious Reception Rooms
 - Corner Plot With Wrap Around Gardens
 - Council Tax Band: C

Ground Floor

Reception Room Two

15'7 x 12'5 (4.75m x 3.78m)

UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, spotlights, meter cupboard, wood effect laminate flooring and doors to reception room one and kitchen.

Reception Room One

20'1 x 11'1 (6.12m x 3.38m)

Two UPVC double glazed windows, central heating radiator, smoke alarm, coving, gas fire, marble effect hearth and surround, door to stairs for first floor and door to kitchen.

Kitchen

19'6 x 7'8 (5.94m x 2.34m)

Two UPVC double glazed windows, wall and base units, laminate worktops, integrated oven in high rise unit, four burner gas hob, extractor hood, stainless steel sink with draining board and mixer tap, integrated dishwasher, integrated boiler, plumbing for washing machine, space for fridge freezer, part tiled elevation, tile effect floor and UPVC double glazed door to rear.

Garage

19'1 x 9'8 (5.82m x 2.95m)

Up and over door, lights, power and door to side.

First Floor

Landing

9'9 x 5'7 (2.97m x 1.70m)

Coving, loft access, smoke alarm and doors to three bedrooms and shower room.

Bedroom One

11'4 x 9'1 (3.45m x 2.77m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

10'9 x 10'5 (3.28m x 3.18m)

UPVC double glazed window, central heating radiator, coving and storage.

Bedroom Three

7'6 x 6'1 (2.29m x 1.85m)

UPVC double glazed window, central heating radiator and coving.

Shower Room

7'2 x 5'10 (2.18m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head in double enclosure, PVC clad ceiling, tiled elevation and wood effect laminate flooring.

External

Front

Laid to lawn garden, bedding areas and block paved drive.

Rear

Laid to lawn wrap around garden, bedding areas, paving, and drive leading to detached garage.



Tel: 01254389384

www.keenans-estateagents.co.uk