

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Riley Street, Accrington, BB5 0PT

£130,000

AN EXCEPTIONAL COTTAGE PROPERTY

Nestled on the charming Riley Street in Accrington, this exquisite cottage is a delightful blend of character and modern living. With two generously sized bedrooms, this property is ideal for a small family or a couple seeking a tranquil retreat. The interiors boast beautiful original features that enhance the cottage's charm, complemented by stylish decor that allows for a seamless move-in experience.

The property is set on a picturesque and private road, ensuring a peaceful atmosphere while still being conveniently close to the vibrant town centre. Notably, it is not overlooked, offering stunning countryside views that can be enjoyed from the comfort of your home. The surrounding area is perfect for those who appreciate nature, with lovely country walks available around the nearby Woodnook Nature Reserve.

Externally, the cottage features impressive garden space, ideal for outdoor relaxation or entertaining. The off-road parking at the front adds to the convenience of this lovely home. The neutral decoration throughout provides a blank canvas for you to add your personal touch.

This property is a true credit to its current owners and is not to be missed. If you are looking for a charming home with character, beautiful surroundings, and modern comforts, this cottage on Riley Street is the perfect choice.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Riley Street, Accrington, BB5 0PT
£130,000

 2  1  1  C

- Charming Mid Terrace Cottage
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating C
- Two Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Tiered Garden to Rear
 - Council Tax Band A

Ground Floor

Reception Room

15'11 x 12'11 (4.85m x 3.94m)
Hardwood single glazed front door, UPVC double glazed leaded window, central heating radiator, exposed beams, wood panelled elevations, cast iron multifuel burner with stone hearth and exposed brick surround, television point, two feature wall lights, under stairs storage, wood effect laminate flooring, hardwood single lazed leaded door to kitchen and stairs to first floor.

Kitchen

12'11 x 8'4 (3.94m x 2.54m)
UPVC double glazed leaded window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, space for fridge freezer, plumbing for washing machine and dishwasher, exposed beams, Baxi boiler, tiled flooring and UPVC double glazed leaded door to rear.

First Floor

Landing

5'7 x 3'0 (1.70m x 0.91m)
Central heating radiator, coving, hardwood single glazed frosted leaded doors to two bedrooms and bathroom.

Bedroom One

12'11 x 12'11 (3.94m x 3.94m)
UPVC double glazed leaded window, central heating radiator, coving and wood panelled elevation.

Bedroom Two

11'6 x 9'9 (3.51m x 2.97m)
UPVC double glazed leaded window, central heating radiator, loft access and wood effect laminate flooring.

Bathroom

5'5 x 5'3 (1.65m x 1.60m)
UPVC double glazed frosted leaded window, central heating radiator, wood panel bath with mixer tap and rinse head, low basin WC, pedestal wash basin with traditional taps, tiled elevations and wood effect laminate flooring.

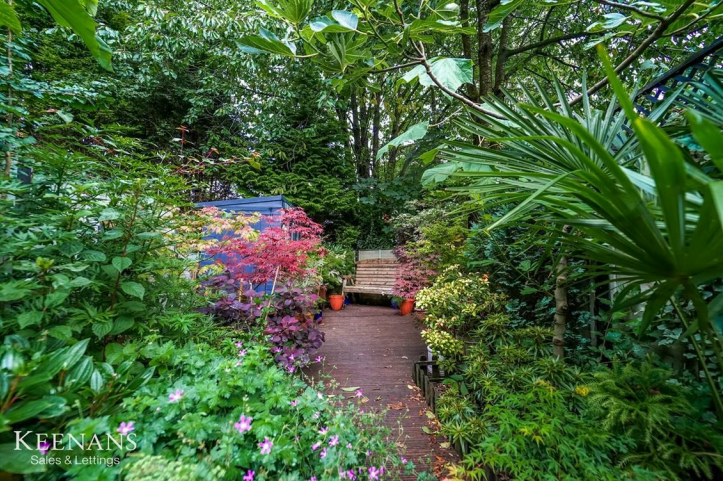
External

Rear

Tiered garden with bedding, Indian stone paving, decking, mature shrubbery and summerhouse.

Front

Off road parking.



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