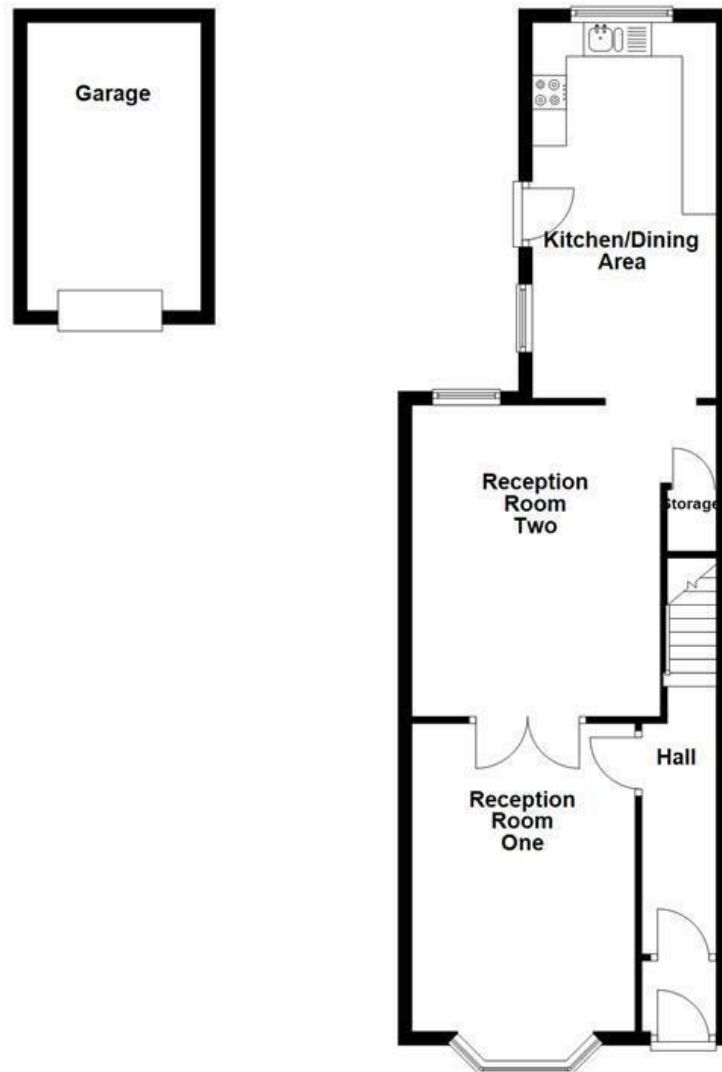
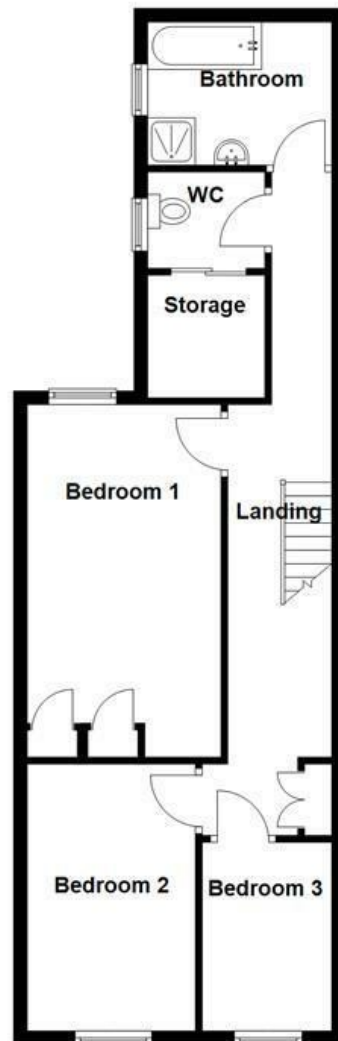


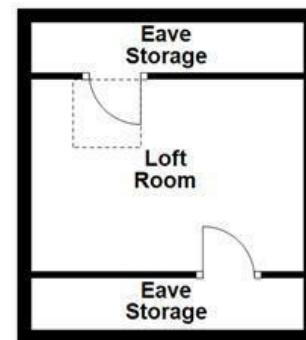
Ground Floor



First Floor



Second Floor



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

Whalley Road, Altham West, BB5 5DH

Offers Over £140,000

AN OUTSTANDING MID TERRACED PROPERTY

Nestled on Whalley Road in the charming area of Altham West, Accrington, this delightful three-bedroom mid-terraced house is a true gem. Presented and maintained to a high standard, the property boasts an abundance of indoor space, making it an ideal family home. One of its standout features is the enviable detached garage, providing both convenience and additional storage.

As you step inside, you will find a complete blank canvas, allowing you the perfect opportunity to personalise the space and truly make it your own. The property offers fantastic views over the nearby football ground, adding a unique touch to your living experience.

Location is key, and this home is situated in a highly desirable area, with easy access to bus routes, local schools, and various amenities. Furthermore, it benefits from excellent network links to Accrington, Clitheroe, Burnley, and Blackburn, ensuring that you are well-connected to the surrounding regions.

The interior of the house features three generously sized bedrooms, providing ample space for family living. Additionally, there are two inviting living areas and an open-plan kitchen, perfect for entertaining guests or enjoying family meals together.

Whalley Road, Altham West, BB5 5DH

Offers Over £140,000



- Tenure Freehold
 - On Street Parking With Available Off Road Parking
 - Abundance Of Indoor And Outdoor Space
 - Easy Access To Major
- Council Tax Band B
 - Three Well Proportioned Bedrooms
 - Fantastic Views
- EPC Rating TBC
 - Fitted Kitchen/Dining Area
 - Ideal Family Home

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'8 x 3'3 (1.12m x 0.99m)

Coving, picture rail, tiled floor and hard wood single glazed frosted door to hall.

Hall

12'5 x 3'3 (3.78m x 0.99m)

Central heating radiator, coving, corbel, picture rail, single glazed frosted door to reception room one and stairs to first floor.

Reception Room One

14'11 x 10'10 (4.55m x 3.30m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, electric living flame fire and UPVC double glazed frosted double doors to reception room two.

Reception Room Two

15'1 x 14'9 (4.60m x 4.50m)

UPVC double glazed window, ceiling rose, electric fire with granite effect hearth and surround, two feature wall lights, under stairs storage and open to kitchen/dining area.

Kitchen/Dining Area

18'2 x 8'10 (5.54m x 2.69m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, range of cream gloss wall and base units, granite surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric double oven, four ring electric hob, extractor hood, integrated fridge freezer, integrated dishwasher and washing machine, Karndean flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

23'7 x 5'1 (7.19m x 1.55m)

Loft access with pull down ladder, picture rail, storage cupboard, doors to three bedrooms, bathroom and WC.

Bedroom One

15'2 x 9'3 (4.62m x 2.82m)

UPVC double glazed window, central heating radiator, ceiling rose, fitted wardrobe and fitted dressing table.

Bedroom Two

12'11 x 8'2 (3.94m x 2.49m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'2 x 6'3 (2.79m x 1.91m)

UPVC double glazed window and central heating radiator.

Bathroom

8'9 x 6'11 (2.67m x 2.11m)

UPVC double glazed frosted window, heated towel rail, electric feed shower enclosure, panel bath, pedestal wash basin, tiled elevation, PVC to ceiling, spotlights and wood effect laminate flooring.

WC

5'6 x 4'7 (1.68m x 1.40m)

UPVC double glazed frosted window, low flush WC, integrated storage cupboard with boiler.

Second Floor

Loft Room

13'3 x 9'3 (4.04m x 2.82m)

Velux window and eave storage.

External

Front

Enclosed courtyard garden.

Rear

Enclosed yard with paving, access to rented garden and detached garage (which is not rented).

Garage

13'11 x 8'3 (4.24m x 2.51m)



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