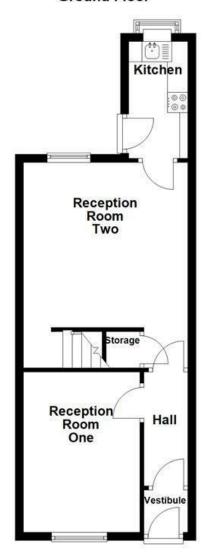
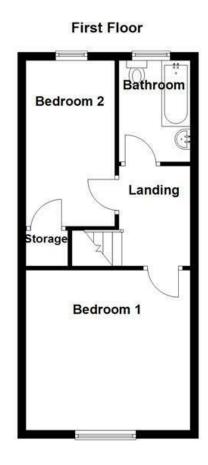
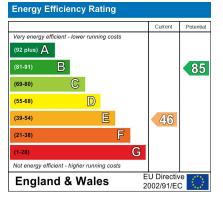
# KEENANS Sales & Lettings

#### **Ground Floor**







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## Burnley Road, Accrington, BB5 6DH Offers Over £100,000

AN OUTSTANDING MID TERRACED PROPERTY

Situated on Burnley Road in Accrington, this exceptional two-bedroom terraced house has been fully renovated and is presented to the highest standard. With immaculate presentation throughout, this property boasts two inviting living areas, modern fixtures, and fittings that create a warm and welcoming atmosphere.

Ideal for first-time buyers or small families, this home is ready for you to move straight in, with no chain delay to worry about. The property is conveniently located near bus routes, local schools, and essential amenities, making daily life both easy and enjoyable. Additionally, it offers excellent network links to Burnley and Blackburn, and is just a short stroll from the town centre, providing you with everything you need right at your doorsten.

This home serves as a complete blank canvas, allowing potential buyers the opportunity to personalise and put their own unique stamp on it. Whether you are looking to settle down or invest, this property is a fantastic choice that combines modern living with convenience. Don't miss the chance to make this beautiful house your new home.

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

### **Burnley Road, Accrington, BB5 6DH** Offers Over £100,000













- Tenure TBC
- On Street Parking
- Blank Canvas And Ready To Move Into
- Easy Access To Major Network Links
- Council Tax Band A
- Two Generously Sized Bedrooms
- No Chain Dealay

- EPC Rating E
- Ideal First Time Buy
- Enclosed Rear Yard

#### **Ground Floor**

#### **Entrance**

UPVC double glazed frosted door to vestibule.

#### Vestibule

3'6 x 3'5 (1.07m x 1.04m)

9'2 x 3'6 (2.79m x 1.07m)

#### **Reception Room One**

12'11 x 9'5 (3.94m x 2.87m)

UPVC double glazed window, central heating radiator and integrated

#### **Reception Room Two**

16'6 x 13'2 (5.03m x 4.01m)

UPVC double glazed window, central heating radiator, under stairs storage, doors to kitchen and stairs to first floor.

#### Kitchen

9'5 x 4'9 (2.87m x 1.45m)

UPVC double glazed box window, range of grey matte wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, space for washing machine, Ariston boiler, PVC to ceiling, spotlights, tiled floor and UPVC double glazed frosted door to rear.

#### **First Floor**

#### Landing

7'9 x 5'6 (2.36m x 1.68m)

Central heating radiator, loft hatch, smoke alarm, doors to two bedrooms and bathroom.

#### **Bedroom One**

13'2 x 12'11 (4.01m x 3.94m)
UPVC double glazed window and central heating radiator.

#### **Bedroom Two**

13'5 x 7'4 (4.09m x 2.24m)

UPVC double glazed window, central heating radiator and over stairs

#### **Bathroom**

8'2 x 5'6 (2.49m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, PVC panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, tiled elevation, PVC to ceiling and wood effect flooring.

#### **External**



Enclosed yard with outbuilding.

#### **Front**

Enclosed courtyard with paving and bedding areas.















