



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 doorstep.

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.

| Energy Efficiency Rating | | |
|---|---|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | |  85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F |  46 | |
| (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.

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 **2**  **1**  **2**  **E**

- 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)

Door to hall

Hall

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

Central heating radiator, doors to two reception rooms.

Reception Room One

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

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

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 storage.

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

Rear

Enclosed yard with outbuilding.

Front

Enclosed courtyard with paving and bedding areas.



Tel: 01254389384

www.keenans-estateagents.co.uk