


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	86
(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.

Knotwood Court, Accrington, BB5 0DL

Offers Over £165,000

FANTASTIC THREE BEDROOM END TERRACE PROPERTY WITH OFF ROAD PARKING

Welcome to this charming three-bedroom end terrace house located in the desirable Knotwood Court, Accrington. This delightful property boasts a spacious lounge that is perfect for relaxation and entertaining, adorned with stylish decor that enhances its contemporary feel.

The heart of the home is undoubtedly the modern kitchen, which is well-equipped and designed for both functionality and style. Adjacent to the kitchen, you will find a lovely conservatory that overlooks the rear garden, providing a bright and airy space to enjoy your morning coffee or host family gatherings.

The ground floor also features a convenient downstairs WC, adding to the practicality of the home. As you ascend to the first floor, you will discover three well-proportioned bedrooms, each offering a comfortable retreat for family members or guests.

The modern family bathroom is tastefully designed, ensuring that it meets the needs of a busy household. Outside, the property benefits from a rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, a driveway provides off-road parking, adding to the convenience of this lovely home.

Knotwood Court, Accrington, BB5 0DL

Offers Over £165,000



- Three Bedroom End Terrace
- Bright Rear Conservatory
- Driveway Off Road Parking
- Tenure - Freehold
- Spacious Family Lounge
- Downstairs WC Convenience
- EPC Rating - C
- Modern Fitted Kitchen
- Stylishly Decorated Throughout
- Council Tax Band - B

Ground Floor

Hall

7 x 3'8 (2.13m x 1.12m)

WC

4'10 x 2'11 (1.47m x 0.89m)

Kitchen Diner

13'6 x 11'6 (4.11m x 3.51m)

Reception Room

14'8 x 11'5 (4.47m x 3.48m)

Conservatory

12'1 x 9'8 (3.68m x 2.95m)

First Floor

Landing

8'6 x 5'11 (2.59m x 1.80m)

Bedroom One

14'3 x 9'7 (4.34m x 2.92m)

Bedroom Two

9'11 x 8'6 (3.02m x 2.59m)

Bedroom Three

6'10 x 6'10 (2.08m x 2.08m)

Bathroom

8'5 x 5'4 (2.57m x 1.63m)

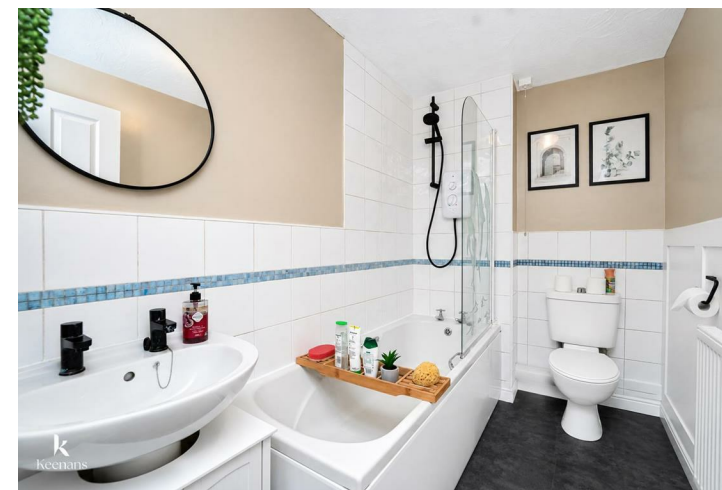
External

Front

Laid to lawn garden, paved path, shrubbery, trees.

Rear

Paving, laid to lawn garden, paving, bedding areas. Driveway at rear for two cars.



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