



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.

Lynwood Road, Accrington, BB5 6LR

£255,000

A BEAUTIFUL BUNGALOW IN HUNCOAT

Nestled on Lynwood Road in the charming area of Huncoat, this stunning detached bungalow presents an exceptional opportunity for those seeking a comfortable and inviting home. With three well-proportioned bedrooms, this property is perfect for downsizers or anyone looking for a peaceful retreat.

As you enter, you will be greeted by a spacious reception room that offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The layout of the bungalow is thoughtfully designed, ensuring that every space is utilised effectively. The bathroom is conveniently located, providing easy access for all residents and guests.

One of the standout features of this property is the generous garden, which offers ample outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The expansive garden provides a perfect setting for summer barbecues or quiet evenings under the stars.

This bungalow is ready to move into, allowing you to settle in without the hassle of renovations or repairs. Its prime location in Huncoat ensures that you are within easy reach of local amenities, making daily life convenient and enjoyable.

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£255,000



- Tenure Freehold
- Council Tax Band D
- EPC Rating TBC
- Drive For Off Road Parking With Access To Garage
- Three Generously Sized Bedrooms
- Sought After Location
- Ideal Home For A Small Family Or Couple
- Viewing Essential
- Easy Access To Major Commuter Routes
- Envious Garden Space

Ground Floor

Entrance Vestibule

4'11 x 2'4 (1.50m x 0.71m)

Hall

18'3 x 6'5 (5.56m x 1.96m)

Reception Room

19'2 x 12'4 (5.84m x 3.76m)

Kitchen

13'1 x 10'5 (3.99m x 3.18m)

WC

4'2 x 2'11 (1.27m x 0.89m)

Bedroom One

12'7 x 11'1 (3.84m x 3.38m)

Bedroom Two

11'1 x 10'1 (3.38m x 3.07m)

Bedroom Three

9'8 x 8'5 (2.95m x 2.57m)

Shower Room

7'7 x 5'4 (2.31m x 1.63m)

External

Garage

19'5 x 8'3 (5.92m x 2.51m)



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