



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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.



Limefield Street, Accrington, BB5 2AF

£160,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with spacious rooms, neutral decoration and two living areas, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With three generously sized bedrooms, open plan kitchen diner and stylish interior, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; an entrance vestibule provides access through to a spacious reception room. The reception room leads on to an additional reception room and kitchen diner. The kitchen diner houses a staircase to the first floor and out to the rear. The first floor comprises of doors on to three bedrooms, family bathroom and WC. Externally there is an enclosed yard to the rear and paved garden to the front with mature shrubs.

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

Limefield Street, Accrington, BB5 2AF

£160,000



- Tenure Leasehold
 - On Street Parking
 - Two Reception Rooms
 - Easy Access To Major Network Links
- Council Tax Band B
 - Spacious Mid Terraced Property
 - Ideal Family Home
- EPC Rating TBC
 - Three Bedrooms
 - Viewing Essential

Ground Floor

Entrance

Composite door to vestibule.

Vestibule

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

Tiled floor and hard wood single glazed frosted door to reception room one.

Reception Room One

13'5 x 12'5 (4.09m x 3.78m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, coal burner with stone hearth and oak mantle, television point, wood effect laminate flooring, hard wood single glazed frosted doors to reception room two and kitchen/dining area.

Reception Room Two

15'1 x 9' (4.60m x 2.74m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, picture rail, television point and wood effect laminate flooring.

Kitchen/Dining Area

16'5 x 13'5 (5.00m x 4.09m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge and freezer, plumbed for washing machine and dryer, wood clad to ceiling, under stairs storage, tiled effect lino, UPVC double glazed frosted door to rear and hard wood single glazed frosted door to stairs to first floor.

First Floor

Landing

10'8 x 4'9 (3.25m x 1.45m)

Storage cupboard, loft access, hard wood doors to three bedrooms, bathroom and WC.

Bedroom One

13'5 x 12'5 (4.09m x 3.78m)

UPVC double glazed window and upright central heating radiator.

Bedroom Two

15'1 x 9' (4.60m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'3 x 8'4 (3.43m x 2.54m)

UPVC double glazed window, central heating radiator and two storage cupboards.

Bathroom

8'5 x 7'6 (2.57m x 2.29m)

Central heating towel rail, three piece suite, pedestal wash basin with traditional taps, panel bath with traditional taps, direct feed shower enclosure, tiled elevation, spotlights, extractor fan, integrated storage cupboard and tiled floor.

WC

5'7 x 2'7 (1.70m x 0.79m)

UPVC double glazed frosted window, dual flush WC, tiled elevation, spotlights and tiled flooring.

External

Front

Raised paved garden with mature shrubs.

Rear

Enclosed block paved yard.



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