

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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		

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## Whalley Road, Accrington, BB5 5QX

### Offers Over £160,000

#### THE PERFECT FAMILY HOME

Nestled on Whalley Road in the charming area of Clayton Le Moors, Accrington, this exceptional semi-detached house has been fully updated and is presented to the highest standard. The property boasts immaculate presentation, featuring neutral decoration and modern fixtures that have been thoughtfully designed to create a stylish and desirable family home.

As you step inside, you will be greeted by spacious rooms that flow seamlessly, showcasing an open-plan living space that is perfect for both relaxation and entertaining. The layout has been crafted with care, ensuring that every corner of the home exudes a sense of class and comfort.

This property is truly ready for you to move straight in, making it an ideal choice for families seeking a welcoming environment. Outside, you will find garden space both at the front and rear, providing a lovely area for outdoor activities or simply enjoying the fresh air. Additionally, the property includes a detached garage, offering extra storage or parking options.

In summary, this beautifully maintained home on Whalley Road is a rare find, combining modern living with a warm and inviting atmosphere. It is a perfect opportunity for those looking to settle into a delightful family home in a sought-after location.

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



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 3  1  1  C

- Tenure Leasehold
  - On Street Parking - Detached Garage For Possible Storage/Parking Options
  - Ideal Home For A Small Family Ready To Move Into
  - Easy Access To Major Network Links
- Council Tax Band B
  - Three Well Proportioned Bedrooms
  - Viewing Essential
- EPC Rating C
  - Fitted Kitchen And Four Piece Bathroom Suite
  - Garden Space To The Front And Rear Of Property

Ground Floor

Entrance Hall  
8'7 x 7'4 (2.62m x 2.24m)

Reception Room  
23'1 x 10'10 (7.04m x 3.30m)

Kitchen  
10'1 x 7'4 (3.07m x 2.24m)

Utility Room  
7'4 x 4'1 (2.24m x 1.24m)

First Floor

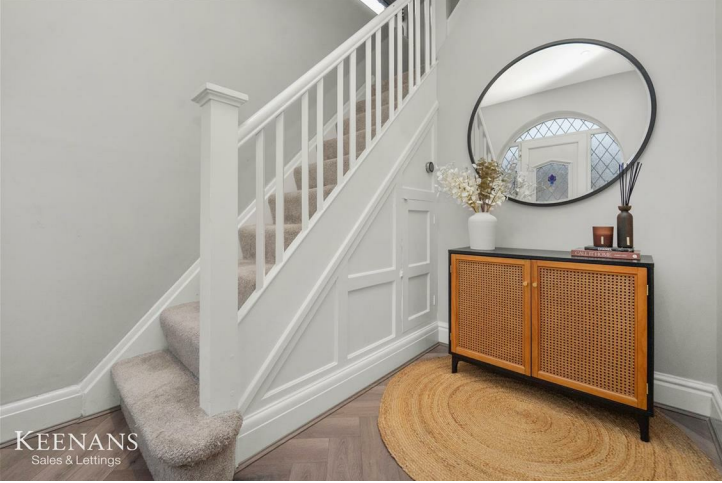
Landing  
9'9 x 7'4 (2.97m x 2.24m)

Bedroom One  
11'8 x 10'10 (3.56m x 3.30m)

Bedroom Two  
10'10 x 8'7 (3.30m x 2.62m)

Bedroom Three  
7'4 x 4'11 (2.24m x 1.50m)

Bathroom  
8'2 x 7'4 (2.49m x 2.24m)



Tel: 01254389384

www.keenans-estateagents.co.uk