



## Stanhill Lane, Accrington, BB5 4QF

### Offers Over £160,000

A STUNNING THREE BEDROOM MID TERRACE PROPERTY

Nestled in the charming area of Stanhill Lane, Oswaldtwistle, this beautifully renovated mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts a modern and neutral decor throughout, creating a welcoming atmosphere that is both stylish and functional.

Upon entering, you will find two spacious living areas, perfect for relaxation and entertaining. The contemporary kitchen is a highlight, featuring ample storage and a utility room that adds to the convenience of daily living. The layout is thoughtfully designed to cater to modern lifestyles, ensuring that every inch of space is utilised effectively.

The first floor comprises two generous double bedrooms, providing comfortable sleeping quarters for family or guests, alongside a well-appointed family bathroom. Ascending to the second floor, you will discover a large and versatile bedroom that can serve multiple purposes, whether as a master suite, a home office, or a playground.

Outside, the property features a rear yard, ideal for enjoying the outdoors, and off-road parking to the rear, which is a valuable asset in this desirable location. With its close proximity to local amenities and transport links, this home is not only practical but also perfectly positioned for those looking to settle in a vibrant community.

| 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.

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- Mid-Terraced Property
- Modern Fitted Kitchen
- Off-Road Parking
- Council Tax Band: B
- Three Bedrooms
- Three Piece Bathroom
- Tenure: Freehold
- Two Spacious Reception Rooms
- Enclosed Rear Garden
- EPC: TBC

## Ground Floor

### Vestibule

3'9 x 3'7 (1.14m x 1.09m)

### Reception Room One

17'10 x 14'6 (5.44m x 4.42m)

### Reception Room Two

17'3 x 14'7 (5.26m x 4.45m)

### Kitchen

9'10 x 7'7 (3.00m x 2.31m)

### Utility Room

8'11 x 5'1 (2.72m x 1.55m)

## First Floor

### Landing

14'6 x 6'2 (4.42m x 1.88m)

### Bedroom One

14'6 x 12'7 (4.42m x 3.84m)

### Bedroom Two

10'1 x 7'10 (3.07m x 2.39m)

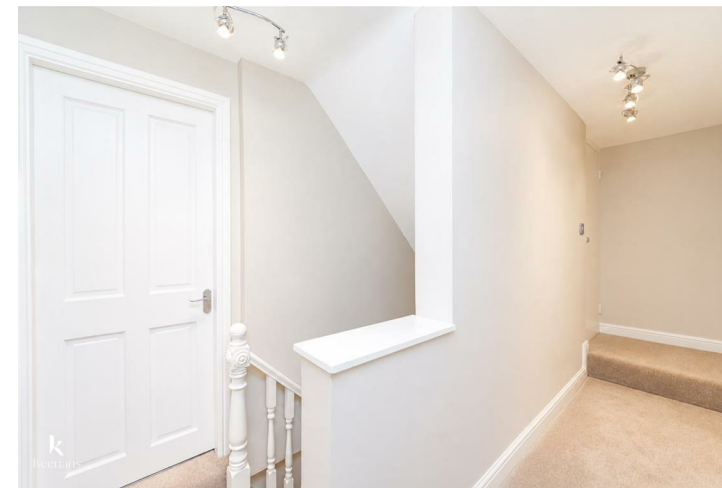
### Bathroom

10'2 x 6'3 (3.10m x 1.91m)

## Second Floor

### Bedroom Three

18 x 12'10 (5.49m x 3.91m)



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