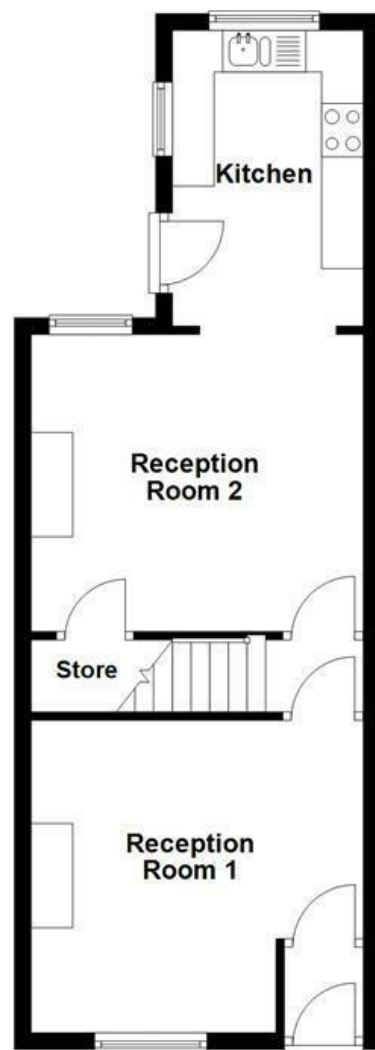
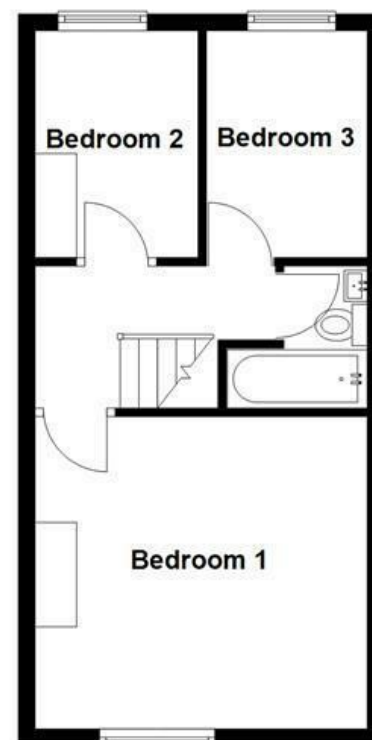


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

Devonshire Street, Accrington, BB5 1DW

Offers Over £130,000

EXCEPTIONAL MID TERRACE HOME

Situated on the charming Devonshire Street in Accrington, this modern mid-terrace property offers an exceptional living experience with its immaculate presentation. The house boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The three-piece bathroom suite is stylishly designed, providing a comfortable and functional area for daily routines.

The heart of the home is undoubtedly the stylish kitchen, which combines contemporary design with practicality, making it a delightful space for culinary enthusiasts.

This property not only offers a comfortable living environment but also benefits from its prime location, providing easy access to local amenities and transport links. Whether you are a first-time buyer or looking to invest, this terraced house presents a wonderful opportunity to own a beautifully presented home in a desirable area.

Devonshire Street, Accrington, BB5 1DW

Offers Over £130,000

 3  1  2  D

- Exceptional Mid Terrace Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'4 x 3'1 (1.02m x 0.94m)
UPVC double glazed frosted front door and door to reception room one.

Reception Room One

13'1 x 12'4 (3.99m x 3.76m)
UPVC double glazed window, central heating radiator, meter cupboard, gas fire with marble surround and wooden mantel, wood effect flooring and door to inner hall.

Inner Hall

Door to reception room two and stairs to first floor.

Reception Room Two

13'4 x 11'9 (4.06m x 3.58m)
UPVC double glazed window, central heating radiator, gas fire with stone hearth and wooden mantel, television point, understairs storage and open to kitchen.

Kitchen

11'8 x 7'6 (3.56m x 2.29m)
Two UPVC double glazed windows, range of wall and base units with marble effect work surfaces and splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, spotlights, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

9'5 x 5'11 (2.87m x 1.80m)
Loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

12'11 x 12'6 (3.94m x 3.81m)
UPVC double glazed window, central heating radiator and pendant light.

Bedroom Two

8'10 x 6'10 (2.69m x 2.08m)
UPVC double glazed window, central heating radiator and Ideal boiler.

Bedroom Three

9'3 x 6'3 (2.82m x 1.91m)
UPVC double glazed window and central heating radiator.

Bathroom

8'3 x 4'5 (2.51m x 1.35m)
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, marble effect PVC panel elevations, spotlights, extractor fan and lino flooring.

External

Rear

Enclosed yard with elevated decking and gate to shared access.

Front

Gated paved forecourt.



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