



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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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## Beech Crescent, Accrington, BB5 5EQ

### £249,950

AN EXQUISITE SEMI DETACHED PROPERTY

Nestled in the tranquil Beech Crescent, Altham West, Accrington, this exceptional semi-detached dormer bungalow is a true gem. Presented and maintained to the highest standard, the property boasts immaculate interiors that exude both style and sophistication.

As you step inside, you are greeted by a modern open-plan kitchen diner, perfect for family gatherings and entertaining guests. The space is thoughtfully designed, featuring contemporary fixtures and fittings that enhance its appeal. The bungalow offers three generously sized double bedrooms, providing ample space for family living or guests. The enviable bathroom is equally impressive, showcasing a blend of luxury and practicality.

This property is not just a house; it is a perfect family home, ready for you to move straight in. Located on a quiet cul-de-sac, it enjoys a peaceful setting while being conveniently close to local schools, bus routes, and essential amenities. The excellent network links to Accrington, Blackburn, Burnley, and Clitheroe make commuting a breeze.

Outside, the property features off-road parking and a beautifully maintained garden space that is not overlooked, offering a private retreat for relaxation and outdoor activities. With its charming character and modern comforts, this bungalow is a rare find in the sought-after area of Altham West. Don't miss the opportunity to make this stunning property your new home.

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

# Beech Crescent, Accrington, BB5 5EQ

£249,950



- Stunning Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking and EV Charging Point
- EPC Rating C
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Four Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band C

## Ground Floor

### Kitchen/Dining Area

23'5 x 10'10 (7.14m x 3.30m)

Composite front door, UPVC double glazed window, two upright central heating radiators, range of high gloss wall and base units with solid wood work surfaces and upstands, central island with granite work surface, inset stainless steel sink with high spout spring mixer tap, range cooker with five ring gas hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, integrated washing machine, integrated dryer, spotlights, pendant lighting, smoke detector, pop-up socket, wood effect laminate flooring, UPVC double glazed bi-folding doors to rear, open to inner hall and stairs to first floor.

### Inner Hall

7'11 x 2'4 (2.41m x 0.71m )

Spotlights, wood effect laminate flooring, hardwood doors leading to reception room, WC and bedroom three.

### WC

5'0 x 4'10 (1.52m x 1.47m)

UPVC double double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, spotlights, lino flooring and hardwood door to storage.

### Reception Room

15'9 x 14'0 (4.80m x 4.27m)

Two UPVC double glazed windows, central heating radiator, electric log burner with slate hearth and wooden mantel, television point and part acoustic wood panelled elevation.

### Bedroom Three

11'1 x 7'5 (3.38m x 2.26m )

Two UPVC double glazed windows, central heating radiator, spotlights and wood effect laminate flooring.

### First Floor

### Landing

UPVC double glazed window, hardwood doors leading to two bedrooms and bathroom.

### Bedroom One

18'2 x 9'11 (5.54m x 3.02m)

UPVC double glazed window, Velux window, smoke detector, two feature wall lights, fitted wardrobes and television point.

### Bedroom Two

9'3 x 8'8 (2.82m x 2.64m )

UPVC double glazed window, central heating radiator, part wood panelled elevation and television point.

### Bathroom

15'5 x 7'2 (4.70m x 2.18m )

Velux window, electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap, direct feed rainfall shower enclosed, tiled elevations and wood effect laminate flooring.

### External

## Rear

Enclosed garden with Indian stone paving, decking and raised stone chip area.

## Front

Slate chip garden, Indian stone paved driveway and EV charging point.



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