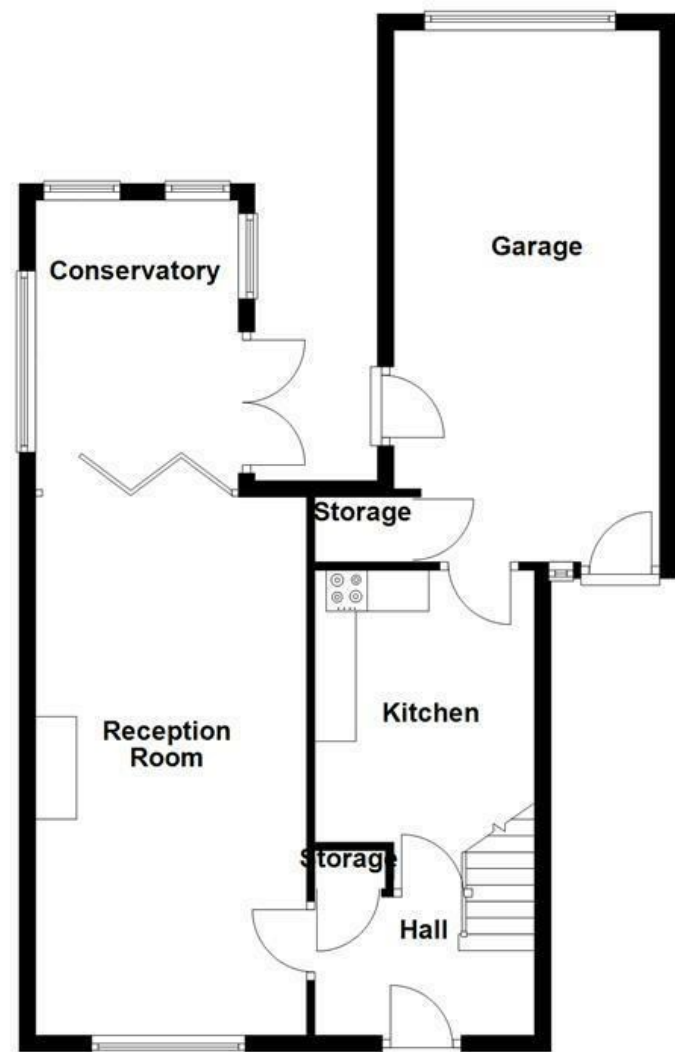
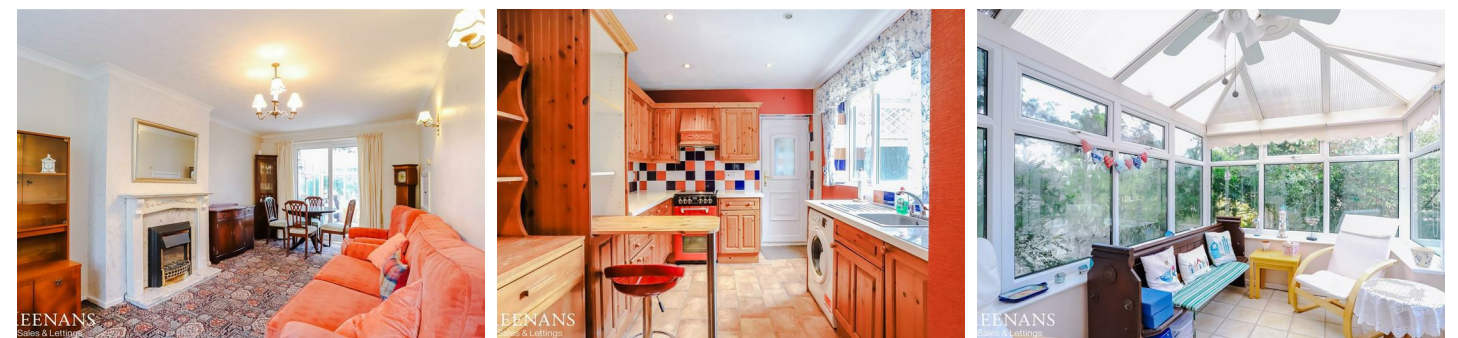


Ground Floor



First Floor



Sycamore Grove, Accrington, BB5 2PS

Offers Over £180,000

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY

Located in the charming area of Sycamore Grove, Accrington, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living.

One of the standout features of this home is the generous driveway, providing convenient off-road parking, along with a garage that adds to the practicality of the property. The front and rear gardens are perfect for those who enjoy outdoor space, whether for gardening, entertaining, or simply relaxing in the fresh air.

Additionally, the inclusion of a conservatory enhances the living experience, allowing for a bright and airy space that can be enjoyed throughout the year. This property is sold with no chain delays, ensuring a smooth and efficient purchasing process.

With its appealing features and prime location, this semi-detached house in Sycamore Grove is a wonderful place to call home. Don't miss the chance to make it yours.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Sycamore Grove, Accrington, BB5 2PS

Offers Over £180,000



- Tenure Leasehold
 - Off Road Parking
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Three Generously Sized Bedrooms
 - Bursting With Potential
- EPC rating D
 - Fitted Kitchen And Three Piece Shower Room
 - Enviably Garden Space

Ground Floor

Entrance

UPVC double glazed door with frosted leaded window.

Hall

8'9 x 5'5 (2.67m x 1.65m)

Central heating radiator, meter cupboard, stairs to first floor, doors to reception room and kitchen, smoke alarm and storage.

Reception Room

21'6 x 10'10 (6.55m x 3.30m)

UPVC double glazed window, two central heating radiators, gas fire, coving and UPVC double glazed sliding door to conservatory.

Conservatory

11'7 x 8'1 (3.53m x 2.46m)

Five UPVC double glazed windows, four UPVC double glazed frosted windows, UPVC double glazed French doors to rear, tiled floor and ceiling fan.

Kitchen

12'9 x 9'4 (3.89m x 2.84m)

UPVC double glazed window, central heating radiator, range of wall and base units, quartz effect work top, stainless steel sink and drainer with mixer tap, space for freestanding oven, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, spotlights, part tiled elevation and tiled floor, UPVC double glazed frosted door to garage and storage.

Garage

18'6 x 9'11 (5.64m x 3.02m)

UPVC double glazed frosted window, UPVC double glazed window, plumbed for washing machine, UPVC double glazed doors to rear and front.

First Floor

Landing

9'7 x 2'11 (2.92m x 0.89m)

UPVC double glazed window, loft access, doors to three bedrooms and shower room.

Bedroom One

14'7 x 12'6 (4.45m x 3.81m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Two

10'10 x 8'4 (3.30m x 2.54m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'6 x 8'11 (3.81m x 2.72m)

UPVC double glazed window and central heating radiator.

Shower Room

8'11 x 5'4 (2.72m x 1.63m)

UPVC double glazed frosted windows, central heating radiator, dual flush WC, pedestal wash basin, enclosed electric feed shower, tiled elevation, spotlights, extractor fan and lino flooring.

External

Front

Paved and bedding areas with mature shrubs and driveway.

Rear

Enclosed paved garden with bedding areas, mature shrubs and trees, stone chippings.



Tel: 01254389384

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