



Fern Gore Avenue, Accrington, BB5 0NF

£140,000

CHARMING THREE BEDROOM SEMI DETACHED PROPERTY

Located in the desirable area of Fern Gore Avenue, Accrington, this three-bedroom semi-detached house presents an excellent opportunity for both families and first-time buyers. Offered with no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a spacious lounge that boasts double doors leading to a versatile dining room or second reception room. This layout provides the flexibility to enjoy an open-plan living space or to keep the rooms separate, depending on your preference. The large kitchen is well-equipped and offers ample space for culinary creativity, making it a delightful area for family gatherings.

The property features three generously sized bedrooms, ensuring plenty of room for relaxation and personal space. The modern bathroom is tastefully designed, providing a comfortable and stylish environment for your daily routines.

Outside, the property benefits from a driveway that offers off-road parking, a valuable asset in today's busy world. The lovely rear garden is perfect for outdoor entertaining, gardening, or simply enjoying the fresh air in a tranquil setting.

This semi-detached home combines practicality with comfort, making it an ideal choice for those seeking a welcoming and functional living space in a friendly neighbourhood. Don't miss the chance to view this delightful property and envision your future here.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(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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 3  1  2  D

- Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- Three Bedrooms
 - Four Piece Bathroom
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Hall

7'7 x 7' (2.31m x 2.13m)
UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, smoke alarm, stairs to first floor and door to reception room one.

Reception Room One

17'11 x 10'10 (5.46m x 3.30m)
UPVC double glazed bay window, central heating radiator, coving, gas fire, marble effect hearth and surround, door to kitchen and double doors to reception room two.

Reception Room Two

10'10 x 9'2 (3.30m x 2.79m)
Central heating radiator and UPVC double glazed French doors to rear.

Kitchen

21'9 x 7'7 (6.63m x 2.31m)
UPVC double glazed window, central heating radiator, spotlights, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring induction hob, tiled splash backs, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, boiler, under stairs storage, wood effect flooring and UPVC double glazed frosted door to side.

First Floor

Landing

7'8 x 6'3 (2.34m x 1.91m)
UPVC double glazed frosted window, smoke alarm, loft access and doors to three bedrooms and bathroom.

Bedroom One

10'9 x 10'5 (3.28m x 3.18m)
UPVC double glazed bay window and central heating radiator.

Bedroom Two

10'11 x 8'3 (3.33m x 2.51m)
UPVC double glazed window and central heating radiator.

Bedroom Three

7'9 x 6'4 (2.36m x 1.93m)
UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 4'9 (2.24m x 1.45m)
UPVC double glazed frosted window, central heating radiator, spotlights, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, direct feed shower in enclosure, PVC panel ceiling, PVC panel elevations and tile effect flooring.

External

Front

Mature hedges and off road parking.

Rear

Paving, slate and stone chips, bedding areas, timber shed and greenhouse.



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