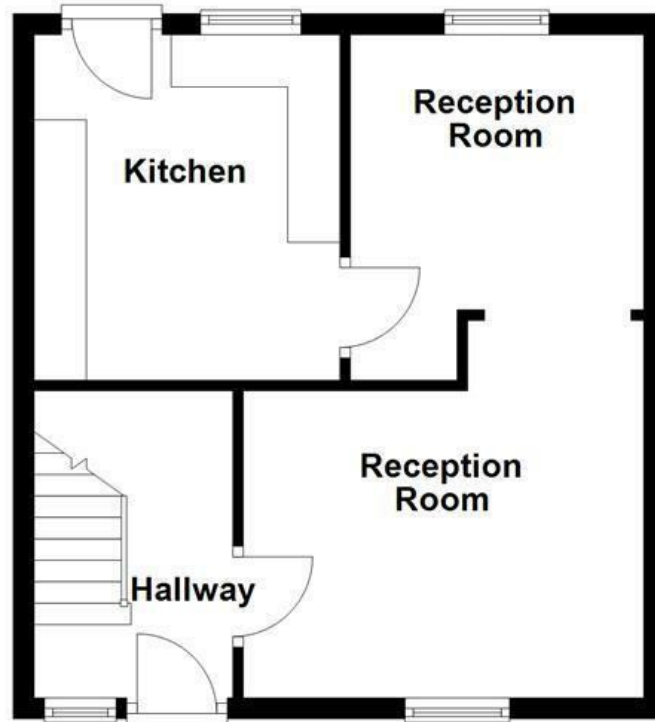


### Ground Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



### First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(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.

## Keswick Close, Accrington, BB5 6JB

£110,000

A FANTASTIC TERRACED PROPERTY IN HUNCOAT

Nestled in the charming area of Huncoat, Keswick Close presents a fantastic opportunity to acquire a delightful house that is sure to impress. This property boasts a spacious back garden, perfect for families or those who enjoy outdoor living. The generous garden space offers a wonderful setting for relaxation, gardening, or entertaining guests during the warmer months.

The location is particularly advantageous, with excellent transport links to the M65 and M66 motorways, making commuting to nearby towns and cities both convenient and efficient. This accessibility is ideal for professionals and families alike, ensuring that you can enjoy the tranquillity of suburban living while remaining well-connected to the wider region.

This house is not just a home; it is a lifestyle choice that combines comfort, space, and convenience. Whether you are looking to settle down or invest in a property with great potential, this residence on Keswick Close is certainly worth considering. Don't miss the chance to explore this wonderful opportunity in a sought-after location.

# Keswick Close, Accrington, BB5 6JB

£110,000

 2  1  2  D

- End Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Shower Room & Separate WC
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band A

## Ground Floor

**Entrance Hallway**  
10'5 x 6'10 (3.18m x 2.08m)

**Reception Room One**  
12'7 x 11'10 (3.84m x 3.61m)

**Reception Room Two**  
9'2 x 8'7 (2.79m x 2.62m)

**Kitchen**  
10'10 x 9'7 (3.30m x 2.92m)

## First Floor

**Landing**  
11'4 x 6'4 (3.45m x 1.93m)

**Bedroom One**  
18'11 x 10'2 (5.77m x 3.10m)

**Bedroom Two**  
10'6 x 8'6 (3.20m x 2.59m)

**Shower Room**  
5'11 x 4'11 (1.80m x 1.50m)

**WC**  
5'11 x 2'8 (1.80m x 0.81m)



Tel: 01254389384

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