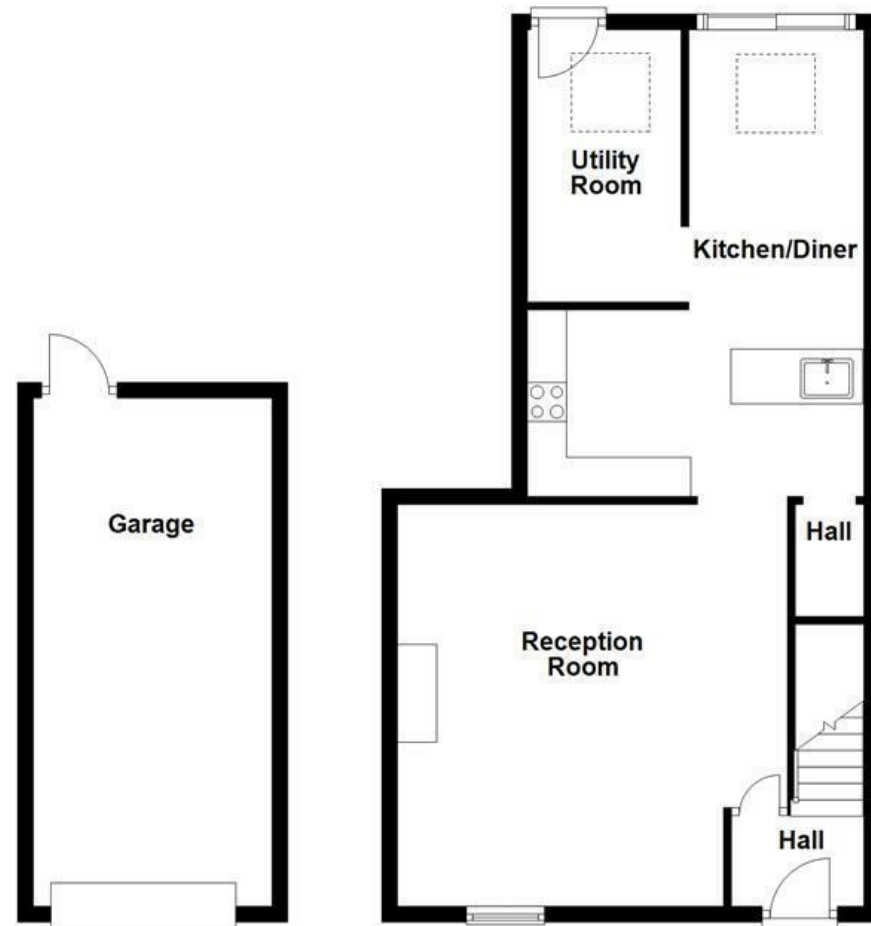
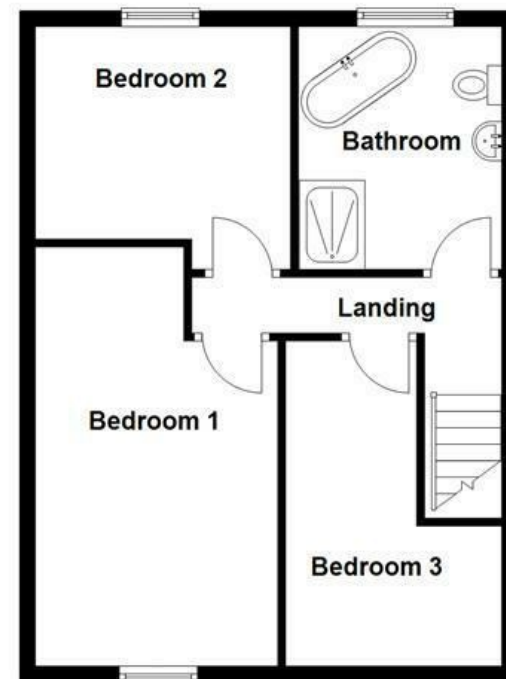



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	36		
(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.

## Burnley Lane, Accrington, BB5 6LJ

### £225,000

IMPRESSIVE THREE BEDROOM END TERRACE HOME WITH GARAGE

Situated on Burnley Lane in Accrington, this charming three-bedroom end terrace house is a delightful find for first-time buyers or families seeking a comfortable home. The property boasts two inviting reception rooms, including a lovely lounge featuring a cosy log burner, perfect for those chilly evenings.

The contemporary fitted kitchen diner is a highlight, offering a stylish space for family meals and entertaining guests. Additionally, there is a separate utility room, providing practicality and convenience, along with fittings for a downstairs WC, enhancing the home's functionality.

Upstairs, you will discover three spacious bedrooms, each designed to offer comfort and tranquillity. The luxurious family bathroom is a true retreat, featuring modern fixtures and a soothing atmosphere.

One of the standout features of this property is the stunning garden, which offers breathtaking views, making it an ideal spot for relaxation or outdoor gatherings. The garage adds further convenience, providing ample storage or parking space.

# Burnley Lane, Accrington, BB5 6LJ

£225,000



- An Exceptional End Terraced Property
- Sought After Location
- Off Road Parking
- Tenure Freehold
- Three Bedrooms
- Immaculately Presented
- Council Tax Band B
- Added Garage
- Perfect Family Home
- EPC Rating F

## Ground Floor

### Entrance

Composite double glazed frosted door to the Entrance Hallway.

### Entrance Hallway

5'7 x 3'10 (1.70m x 1.17m)

Parquet flooring, door to the reception room and staircase to the first floor.

### Reception Room

16'10 x 16'4 (5.13m x 4.98m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with exposed brick hearth and surround, feature wall lights, parquet flooring, open to the kitchen diner.

### Kitchen Diner

19'7 x 14'1 (5.97m x 4.29m)

UPVC double glazed window, Velux window, upright central heating radiator, central heating radiator, a range of panelled wall and base units, granite effect surface, inset sink with mixer tap, double electric oven with a four ring induction hob and extractor hood, space for a fridge freezer, integrated dishwasher, spotlights, under unit lighting, tiled flooring, UPVC double glazed French doors to the rear, open to the utility room.

### Utility Room

11'3 x 6'5 (3.43m x 1.96m)

Velux window, central heating radiator, plumbing for washing machine, spotlights, tiled flooring, composite double glazed frosted door to the rear.

## First Floor

### Landing

12'3 x 2'7 (3.73m x 0.79m)

UPVC double glazed window, central heating radiator, loft access, doors to three bedrooms and bathroom.

### Bedroom One

16'5 x 9'5 (5.00m x 2.87m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

10'2 x 10'1 (3.10m x 3.07m)

UPVC double glazed window, central heating radiator.

## Bedroom Three

13'7 x 9'1 (4.14m x 2.77m)

UPVC double glazed window, central heating radiator, exposed stone feature wall.

## Bathroom

9'8 x 8'6 (2.95m x 2.59m)

UPVC double glazed window, central heating radiator, a four piece suite comprising of a low basin wash basin with traditional taps, freestanding bath with mixer tap and rinse head, direct feed rainfall shower enclosure with rinse head, spotlights, part tiled elevations, wood effect tiled flooring.

## External

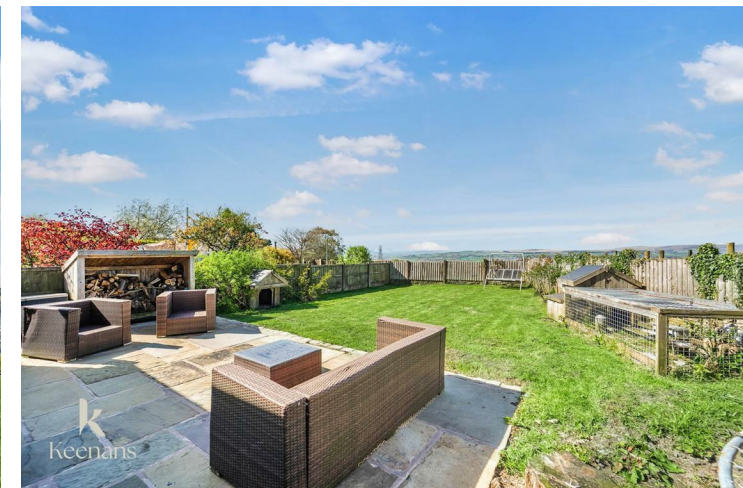
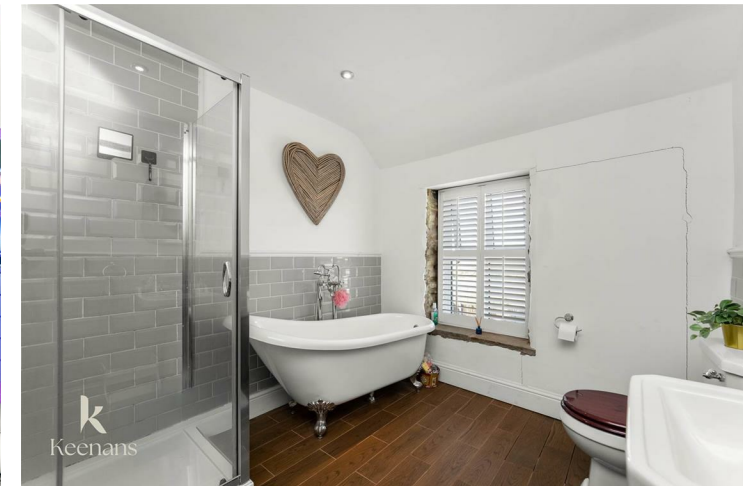
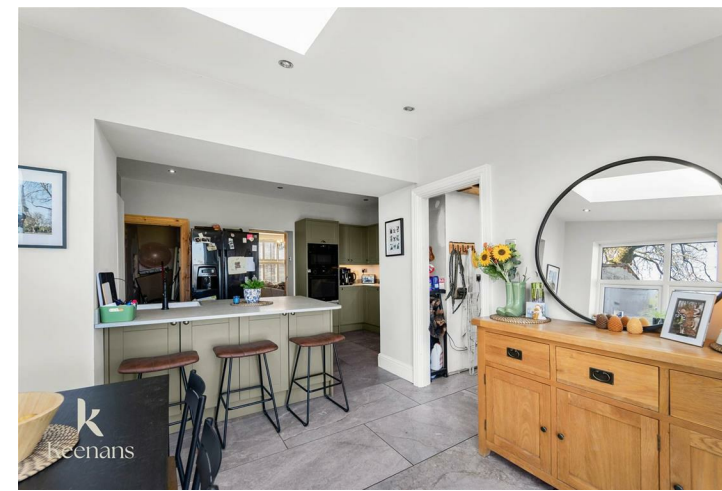
### Rear

Enclosed laid to lawn garden with Indian stone paving and access to a garage.

### Garage

21'3 x 10 (6.48m x 3.05m)

Power.



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