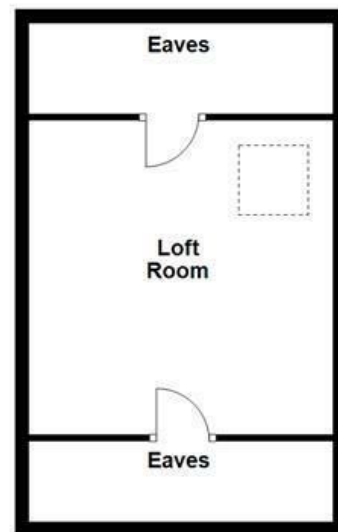


Ground Floor



First Floor



Sandy Lane, Accrington, BB5 2AT

£200,000

AN EXCEPTIONAL SEMI DETACHED TRUE BUNGALOW ON AN IMPRESSIVE PLOT

Having been presented and maintained to the highest standard throughout and offering an abundance of indoor and outdoor space, this enviable two bedroom semi detached true bungalow is being proudly welcomed to the market in the desirable location of Accrington. With ample off road parking, integral garage and stunning wrap around gardens, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. With added loft conversion, modern fixtures and fittings and neutral decoration, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen, two generously sized bedrooms, modern shower room and ladder access on to the converted loft room. The kitchen guides you through to a rear porch which provides access on to a garage and boiler room, as well as access out to the rear. Externally there is a tiered garden to the rear with paving, decking and bedding areas. To the front there is a generously sized wrap around garden with artificial lawn, paving, bedding, mature shrubs, off road parking and access on to the garage.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	77
(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.

Sandy Lane, Accrington, BB5 2AT

£200,000

 **2**  **1**  **1**  **D**

- Tenure Leasehold
 - Off Road Parking With Drive And Access To the Garage
 - Ideal Home For A Small Family Or Couple
 - Close Proximity To Local Amenities
- Coincil Tax Band B
 - Viewing Essential
 - Stunning Wrap Around Gardens
- EPC Rating D
 - Ample Indoor And Outdoor Space
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

2'11 x 2'6 (0.89m x 0.76m)

Coving, tiled effect lino and hard wood single glazed door to hall.

Hall

11'3 x 5'8 (3.43m x 1.73m)

Central heating radiator, coving, smoke alarm, dado rail, loft access with pull down ladders, hard wood doors to reception room, kitchen, two bedrooms and shower room.

Reception Room

19'2 x 11'2 (5.84m x 3.40m)

UPVC double glazed box window, central heating radiator, coving, dado rail, cast iron multi fuel burner with fitted hearth, two feature wall lights television point.

Kitchen

11'10 x 9'6 (3.61m x 2.90m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge, plumbed for washing machine, coving, spotlights, tiled floor and UPVC double glazed frosted door to rear porch.

Rear Porch

3' x 2'9 (0.91m x 0.84m)

Tiled floor, doors to garage, boiler room and UPVC double glazed frosted door to rear.

Boiler Room

5'8 x 2'9 (1.73m x 0.84m)

Vaillant boiler and tiled floor.

Garage

18'4 x 9'11 (5.59m x 3.02m)

UPVC double glazed frosted window, power, lighting, up and over garage door.

Bedroom One

13'4 x 10'1 (4.06m x 3.07m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Two

8'9 x 8'4 (2.67m x 2.54m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and wood effect laminate flooring.

Shower Room

6'1 x 4'11 (1.85m x 1.50m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall corner shower enclosure with rinse head, tiled elevation, spotlights, coving and tiled floor.

First Floor

Loft room

14'10 x 14'3 (4.52m x 4.34m)

Velux window and eave storage.

External

Rear

Wrap around garden with paving, bedding areas and decking.

Front

Wrap around garden with artificial lawn, paving, bedding areas, gated off road parking and access to garage.



Tel: 01254389384

www.keenans-estateagents.co.uk