



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(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		

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## Tinker Brook Close, Accrington, BB5 3QR

### £90,000

#### CHARMING TWO BEDROOM PENTHOUSE APARTMENT

Located in the sought after located of Tinker Brook Close, Oswaldtwistle, this delightful two-bedroom penthouse apartment offers a perfect blend of modern living and comfort. As you step inside, you will be greeted by a spacious open-plan kitchen and lounge, designed to create a warm and inviting atmosphere, ideal for both relaxation and entertaining. The well-appointed kitchen provides ample space for culinary adventures, while the lounge area is perfect for unwinding after a long day.

The apartment features two generously sized bedrooms, providing a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed, ensuring convenience for all residents.

One of the standout features of this property is the access to communal gardens, where you can enjoy the beauty of nature and perhaps indulge in a spot of gardening or simply bask in the sun.

This penthouse apartment is not just a home; it is a lifestyle choice, offering a serene environment while being conveniently located near local amenities. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a desirable location. Do not miss the chance to make this lovely apartment your new home.



# Tinker Brook Close, Accrington, BB5 3QR

## £90,000

 **2**  **1**  **1**  **B**

- Tenure Leasehold
  - Off Road Parking
  - Abundance Of Indoor Space
- Council Tax Band A
  - Communal Gardens
  - Close Proximity To Local Amenities
- EPC Rating B
  - Sought After Location
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Composite door to hall.

#### Hall

7'2 x 4' (2.18m x 1.22m)

Wood effect laminate flooring, smoke alarm, doors to two bedrooms, bathroom and reception room.

#### Reception Room

14'8 x 14'4 (4.47m x 4.37m)

UPVC double glazed French doors, two central heating radiators, wood effect laminate flooring and open to kitchen.

#### Kitchen

8'4 x 7'10 (2.54m x 2.39m)

UPVC double glazed window, wood panel wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, oven, four ring gas hob, extractor hood, plumbed for washing machine, wood effect laminate flooring, part tiled elevation and space for fridge freezer.

#### Bedroom One

14'10 x 10'4 (4.52m x 3.15m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'5 x 7'3 (3.18m x 2.21m)

UPVC double glazed window and central heating radiator.

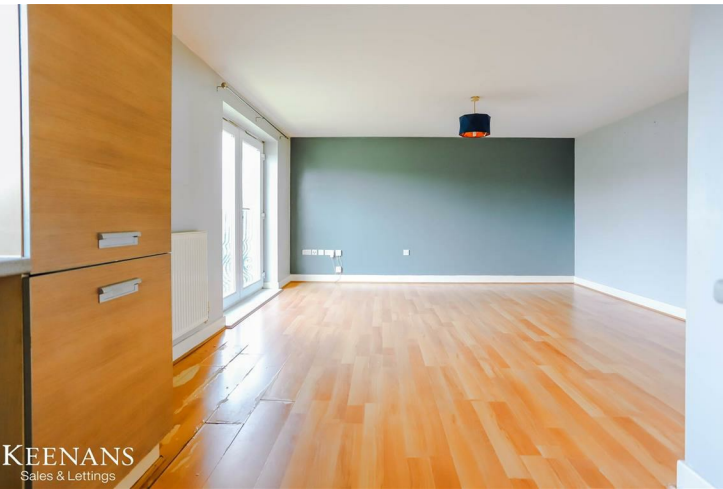
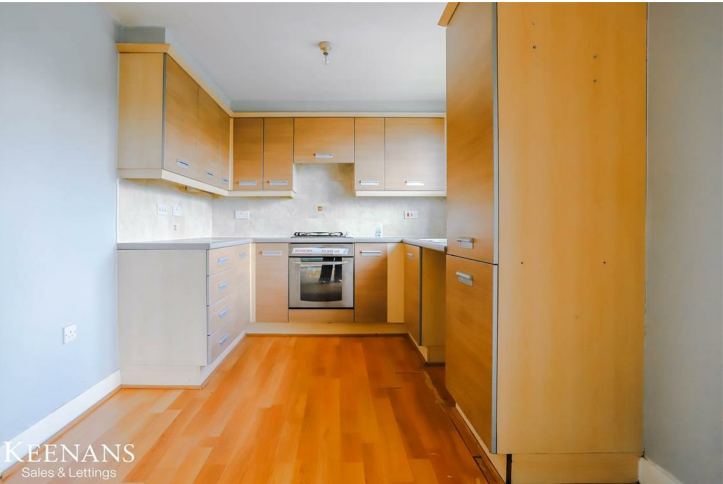
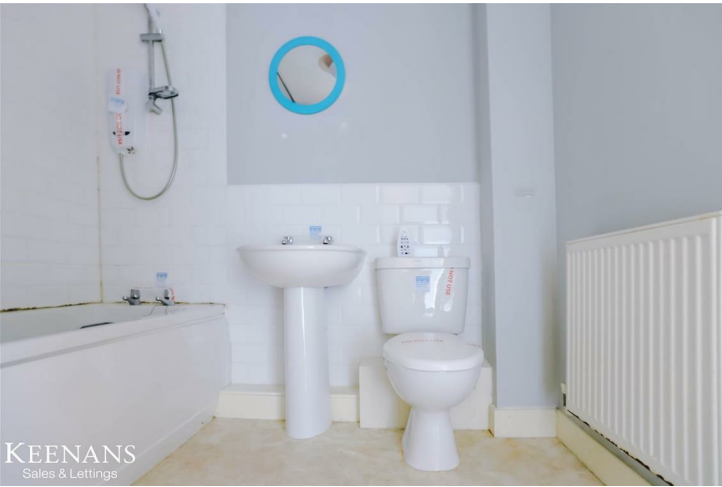
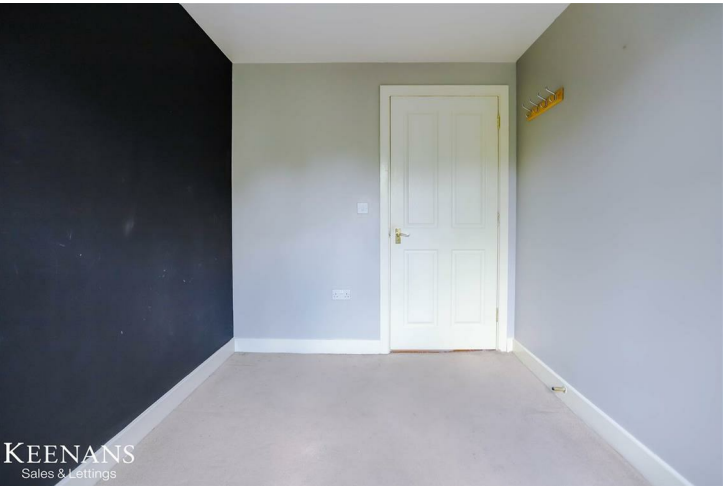
#### Bathroom

7'5 x 5'10 (2.26m x 1.78m)

Panel bath, overhead electric feed shower, pedestal wash basin, dual flush WC, part tiled elevation, lino flooring and extractor fan.

#### External

Communal gardens and parking.



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