



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Swinburne Close, Accrington, BB5 2PX

### £230,000

AN OUTSTANDING TRUE BUNGALOW ON AN IMPRESSIVE PLOT

Proudly welcomed to the market in the highly desirable location of Baxenden, this beautifully presented two-bedroom semi-detached true bungalow offers an exceptional opportunity for a small family or couple seeking a home that is ready to move straight into.

Occupying an impressive corner plot on a quiet cul-de-sac within one of the area's most sought-after estates, the property benefits from wrap-around gardens that are not overlooked, creating a private and tranquil outdoor space ideal for relaxing or entertaining. The bungalow has been maintained and updated to the highest standard throughout, boasting immaculate presentation, stylish décor, and modern fixtures and fittings that enhance its bright and contemporary feel.

A particularly exciting feature of this home is the planning permission already granted for a substantial extension, offering fantastic potential for future development and the opportunity to further tailor the property to suit individual needs.

Externally, the property provides ample off-road parking along with a detached garage, adding both practicality and convenience. The generous gardens further enhance the appeal of this impressive home, offering well-kept outdoor space to be enjoyed all year round.

# Swinburne Close, Accrington, BB5 2PX

£230,000



- Tenure Freehold
- Ample Off Road Parking
- Two Well Proportioned Bedrooms
- Easy Access To major Network Links
- Council Tax Band B
- Granted Planning Permission For A Substantial Extension
- Sought After Location
- EPC Rating E
- Corner Plot On A Quiet Cul De Sac
- Viewing Recommended

## Ground Floor

### Entrance

Composite double glazed frosted leaded door to entrance hall.

### Entrance Hall

4'7 x 2'11 (1.40m x 0.89m)

Central heating radiator, wood panel elevation, wood effect laminate flooring, oak doors to storage cupboard, oak single glazed door to reception room and oak sliding door to kitchen.

### Kitchen

8'6 x 8'3 (2.59m x 2.51m)

UPVC double glazed window, range of panel wall and base units, marble effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer and bin storage, plumbed for washing machine, spotlights and tiled floor.

### Reception Room

15'11 x 11' (4.85m x 3.35m)

UPVC double glazed window, central heating radiator, acoustic panel elevation, media wall with television point, wood effect laminate flooring and oak door to inner hall.

### Inner Hall

5'10 x 3'5 (1.78m x 1.04m)

Loft access, integrated linen cupboard, wood effect laminate flooring, oak doors to two bedrooms and shower room.

### Bedroom One

12'10 x 9'7 (3.91m x 2.92m)

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

### Bedroom Two

9'10 x 9'8 (3.00m x 2.95m)

Upright central heating radiator, coving, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Shower Room

6'9 x 6'3 (2.06m x 1.91m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, PVC panel elevation, PVC to ceiling, spotlights, extractor fan, integrated linen cupboard and shelving, tiled floor.

### External

#### Front

Off road parking with bedding areas and access to garage.

#### Garage

18'0" x 9'6" (5.5 x 2.9)

#### Rear

Wrap around garden with laid to lawn, paving, bedding and mature shrubs.



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