



Manchester Road, Accrington, BB5 2NY

Offers Over £170,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor space, added loft conversion and fantastic garage, this enviable two double bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Accrington. With breath-taking countryside views, modern fixtures and fittings, neutral decoration and only a stones throw away to the town centre, this property is the perfect home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Rossendale, Burnley and major motorway links. With stunning original features, two living areas and an abundance of storage space, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The second reception room guides you through to an additional reception room, contemporary fitted kitchen, staircase down to the cellar and French doors out to the rear. The first floor comprises of doors on to two double bedrooms, bathroom and staircase to the loft conversion which is currently being used as a third bedroom. Externally there is an enclosed patio decked area with staircase down to the garage and store room. To the front there is a paved garden.

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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.

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 **2**  **1**  **2**  **E**

- Tenure Leasehold
 - Garage For Off Road Parking
 - Viewing Essential
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Two Double Sized Bedrooms
 - Countryside Views
- EPC Rating E
 - Four Piece Bathroom Suite
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'6 x 3'6 (1.07m x 1.07m)

Wood effect lino flooring and hard wood single glazed frosted door to hall.

Hall

12'10 x 3'6 (3.91m x 1.07m)

Central heating radiator, wood effect laminate flooring, hard wood single glazed door to reception room two and stairs to first floor.

Reception Room Two

14'10 x 13'8 (4.52m x 4.17m)

Central heating radiator, coving, picture rail, open coal gas fire with tiled surround, integrated inset shelving, wood effect laminate flooring, oak single glazed double doors to reception room one, door to kitchen, door to stairs to cellar and UPVC double glazed French doors to rear.

Reception Room One

12'10 x 11'11 (3.91m x 3.63m)

UPVC double glazed window, central heating radiator, coving, cast iron multi fuel burner with slate tile hearth and surround, television point and wood effect laminate flooring.

Kitchen

10'5 x 7'6 (3.18m x 2.29m)

UPVC double glazed window, range of panel wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric double oven, four ring gas hob and extractor hood, integrated microwave, space for fridge freezer, plumbed for washing machine and dryer and slate effect vinyl flooring.

Cellar

12'10 x 3'6 (3.91m x 1.07m)

First Floor

Bedroom One

16'11 x 11'10 (5.16m x 3.61m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

14'10 x 10'5 (4.52m x 3.18m)

UPVC double glazed window, central heating radiator and fitted storage.

Bathroom

10'5 x 7'7 (3.18m x 2.31m)

UPVC double glazed frosted window, central heating towel rail, four piece suite, double direct feed rainfall shower enclosure, rolltop bath with mixer tap, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, coving, spotlights and wood effect lino flooring.

Second Floor

Loft Room

18'3 x 13'11 (5.56m x 4.24m)

Velux window, central heating radiator, integrated eave storage.

External

Rear

Decked tiered patio with stairs leading down to lower ground floor.

Garage

28'10 x 18'2 (8.79m x 5.54m)

Door to storage room, electric up and over garage door.

Store Room

9'2 x 7'1 (2.79m x 2.16m)

Power, lighting and wood effect wall and base units.



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