



## Ramsbottom Street, Accrington, BB5 1BZ

£130,000

ENVIABLE THREE BEDROOM MID TERRACE HOME

Located on Ramsbottom Street in the charming town of Accrington, this delightful three-bedroom terrace house presents an excellent opportunity for families and first-time buyers alike. With the potential to convert the loft into a fourth bedroom, this property offers ample space to grow and adapt to your needs.

Upon entering, you will find two inviting living areas that provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a pleasure, while the contemporary bathroom adds a touch of luxury to your daily routine.

One of the standout features of this home is the large rear yard, which offers a fantastic outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying al fresco dining during the warmer months.

Situated in a great location, this property is conveniently close to local amenities, ensuring that you have everything you need within easy reach. Whether you are looking for shops, schools, or parks, you will find them just a short distance away.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Ramsbottom Street, Accrington, BB5 1BZ

£130,000

 3  1  2  D

- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Three Bedrooms And Loft Room
- Three Piece Bathroom
- Tenure: Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

## Ground Floor

### Vestibule

3'9 x 3'1 (1.14m x 0.94m)

Composite double glazed frosted entrance door, part wood panel elevation and door to hall.

### Hall

11'7 x 3'3 (3.53m x 0.99m)

Central heating radiator, coving, picture rail, wood effect flooring, stairs to first floor and doors to two reception rooms.

### Reception Room One

12'9 x 11'2 (3.89m x 3.40m)

UPVC double glazed window, central heating radiator, coving, gas fire and tiled surround.

### Reception Room Two

14'9 x 14' (4.50m x 4.27m)

UPVC double glazed window, central heating radiator, gas fire, under stairs storage, wood effect flooring and door to kitchen.

### Kitchen

10'11 x 8' (3.33m x 2.44m)

Two UPVC double glazed windows, upright central heating radiator, spotlights, wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, part tiled elevation, tiled floor and UPVC double glazed frosted door to rear.

## First Floor

### Landing

8'10 x 8' (2.69m x 2.44m)

Loft access, smoke alarm, door to stairs for second floor and doors to three bedrooms and bathroom.

### Bedroom One

14'11 x 9'4 (4.55m x 2.84m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

12'1 x 7'11 (3.68m x 2.41m)

UPVC double glazed window, central heating radiator, boiler cupboard, part wood panel elevation and wood effect flooring.

## Bedroom Three

11'4 x 6'6 (3.45m x 1.98m)

UPVC double glazed window, central heating radiator and under stairs storage.

## Bathroom

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

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower over, extractor fan, tiled elevation and wood effect flooring.

## Second Floor

### Loft Room

17'11 x 15'3 (5.46m x 4.65m)

Two Velux windows, central heating radiator and eaves storage.

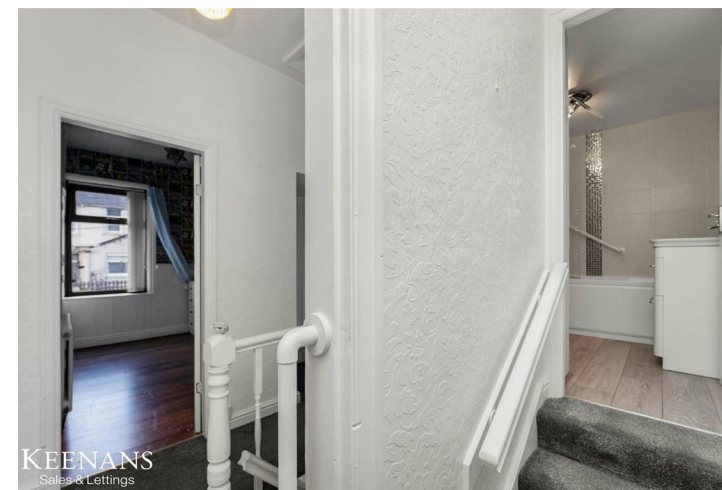
## External

### Front

Steps, paving and stone chips.

### Rear

Enclosed yard, paving and decking.



Tel: 01254389384

www.keenans-estateagents.co.uk