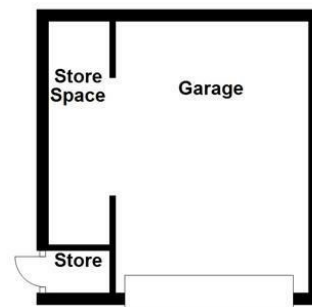
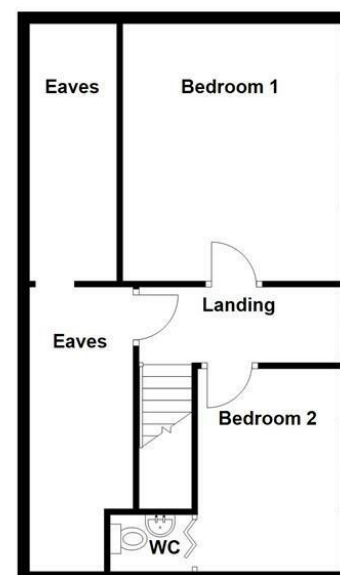


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(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.

Surrey Street, Accrington, BB5 6QJ

£225,000

AN EXQUISITE DETACHED TRUE BUNGALOW

Nestled on the desirable Surrey Street in Accrington, this exquisite detached dormer bungalow is a true gem that exudes character and charm. Meticulously presented and maintained, the property boasts spacious rooms adorned with neutral decoration, making it an inviting space for any family. With three generously sized double bedrooms, there is ample room for relaxation and privacy.

The bungalow is set on an impressive plot, offering plenty of off-road parking, which is a rare find in such a sought-after location. The wrap-around gardens provide a delightful outdoor space, perfect for family gatherings or quiet evenings enjoying the fantastic views that surround the property. Additionally, a detached garage adds to the convenience and functionality of this lovely home.

This property is ready for you to move straight in, making it an ideal choice for families seeking a comfortable and stylish living environment. Its prime location, set back from the road, ensures a peaceful atmosphere while still being close to local amenities. This is truly a family home not to be missed, offering a perfect blend of space, charm, and modern living.

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

Surrey Street, Accrington, BB5 6QJ

£225,000

3 1 2 D

- An Envable Detached True Bungalow
 - Detached Garage
 - Off Road Parking
 - Tenure Leasehold
- Three Double Bedrooms
 - Two Living Areas
 - Council Tax Band D
- Impressive Plot
 - Perfect Family Home
 - EPC Rating D

Ground Floor

Entrance

Composite double glazed frosted door to the entrance porch.

Entrance Porch

11'7 x 3'11 (3.53m x 1.19m)

UPVC double glazed window, central heating radiator, coving, tiled flooring, single glazed double doors to the reception room one.

Reception Room One

15'7 x 11'11 (4.75m x 3.63m)

UPVC double glazed window, central heating radiator, smoke alarm, cast iron gas fire with limestone hearth and surround, wood effect laminate flooring, open to the hallway, staircase to the first floor.

Hallway

9 x 3'1 (2.74m x 0.94m)

Smoke alarm, wood effect laminate flooring, door to reception room two, kitchen, bedroom three and bathroom.

Reception Room Two

15'8 x 11'10 (4.78m x 3.61m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, slate fireplace with inset shelving, two feature wall lights, television point.

Kitchen

14'5 x 9'10 (4.39m x 3.00m)

Two UPVC double glazed windows, central heating radiator, a range of wood panelled wall and base units, integrated electric high rise oven with a four ring gas hob and extractor hood, integrated fridge, freezer, dishwasher, microwave, beams, spotlights, inset shelving, smoke alarm, tiled flooring, hardwood single glazed door to the rear porch.

Rear Porch

5'9 x 3'1 (1.75m x 0.94m)

UPVC double glazed window, plumbing for washing machine, Baxi boiler, tiled flooring, UPVC double glazed frosted door to the rear.

Bedroom Three

13'11 x 8'8 (4.24m x 2.64m)

UPVC double glazed window, central heating radiator.

Bathroom

10 x 5'3 (3.05m x 1.60m)

UPVC double glazed frosted window, central heating radiator with heated towel rail, a three piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, panelled bath with mixer tap, direct feed overhead rainfall shower and rinse head, tiled elevations, spotlights, PVC to the ceiling, extractor fan, integrated linen closet, wood effect Lino flooring.

First Floor

Landing

11'3 x 4'2 (3.43m x 1.27m)

UPVC double glazed window, integrated desk, smoke alarm, doors to two bedrooms and eaves storage.

Bedroom One

14'5 x 12'2 (4.39m x 3.71m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Two

11'3 x 8'1 (3.43m x 2.46m)

UPVC double glazed window, central heating radiator, coving, bifold door to a WC.

WC

4'7 x 3'2 (1.40m x 0.97m)

A two piece suite comprising of a low basin WC, pedestal wash basin with mixer tap, tiled elevations, tiled flooring.

Eaves Storage Room One

15'9 x 4'10 (4.80m x 1.47m)

Open to room two.

Eaves Storage Room Two

14'8 x 4'1 (4.47m x 1.24m)

External

Solar panels

Rear

Wrap around gardens with laid to lawn, paving, bedding, access to the detached garage.

Garage

15'5 x 10'9 (4.70m x 3.28m)

Power, lighting, up and over garage door, open to the store space.



Tel: 01254389384

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