



Tanpits Road, Church, BB5 4HD

£115,000

FULLY RENOVATED THREE BEDROOM END OF TERRACE PROPERTY

Located in the heart of Accrington on Tanpits Road, this charming three-bedroom double fronted end-of-terrace house presents an excellent opportunity for both families and investors alike. The property is offered for sale with no onward chain, ensuring a smooth and efficient purchasing process.

Upon entering, you will be greeted by a contemporary kitchen that is both stylish and functional, perfect for culinary enthusiasts. The spacious lounge provides a welcoming atmosphere, ideal for relaxation and entertaining guests. Additionally, the property boasts a basement located on the lower ground floor, which can be utilised for various purposes, whether as a playroom, home office, or additional storage space.

One of the standout features of this property is the large gated rear yard, which not only offers a private outdoor space for leisure and gardening but also has the potential to serve as off-road parking, a rare find in this area.

The location is superb, placing you within easy reach of local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community. This property truly embodies the essence of comfortable living in a vibrant neighbourhood. Do not miss the chance to make this delightful house your new home.

Some photos have been virtually staged to help you envision your dream home!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(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.

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 3  1  1  C

- End Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Hall

5'4 x 3'2 (1.63m x 0.97m)
Composite double glazed frosted entrance door, coving, stairs to first floor and doors to reception room and kitchen.

Reception Room

15'1 x 13'5 (4.60m x 4.09m)
Two UPVC double glazed window, central heating radiator, spotlights, wood effect flooring and door to stairs for lower ground floor.

Kitchen

17'2 x 10'4 (5.23m x 3.15m)
UPVC double glazed window, central heating radiator, gloss wall and base units, laminate worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven in high rise unit, four burner gas hob, plumbing for washing machine, space for fridge freezer, Main boiler, wood effect flooring and UPVC double glazed French doors to rear.

Lower Ground Floor

Cellar

13'8 x 11'9 (4.17m x 3.58m)
Lighting and power.

First Floor

Landing

14'1 x 4'1 (4.29m x 1.24m)
Smoke alarm, loft access, storage and doors to three bedrooms and bathroom.

Bedroom One

10'5 x 10'4 (3.18m x 3.15m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

13'3 x 6'1 (4.04m x 1.85m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'7 x 7'2 (3.23m x 2.18m)
UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 6'6 (2.34m x 1.98m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, tiled elevation and wood effect flooring.

External

Rear

Enclosed yard.



Tel: 01254389384

www.keenans-estateagents.co.uk