

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

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## Honeysuckle Court, Huncoat, BB5 6NU

### £120,000

#### ENVIABLE TWO BEDROOM GROUND FLOOR APARTMENT

Welcome to this charming ground floor apartment located in the desirable Honeysuckle Court, Huncoat, Accrington. This delightful property boasts two spacious bedrooms, with the master bedroom featuring an en suite for added convenience and privacy. The family bathroom is well-appointed, ensuring comfort for all residents.

The heart of the home is the open plan lounge and kitchen area, which creates a warm and inviting space perfect for both relaxation and entertaining. The layout allows for a seamless flow between the living and cooking spaces, making it ideal for modern living.

One of the standout features of this property is the laid-to-lawn rear garden, providing a lovely outdoor area for enjoying the fresh air or hosting gatherings with family and friends. Additionally, the property benefits from resident-only parking, ensuring that you have a secure and convenient place for your vehicle.

Situated in a great location, this home offers easy access to local amenities and transport links, making it an excellent choice for those seeking both comfort and convenience. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy a peaceful lifestyle in a friendly community. Don't miss your chance to make this lovely apartment your new home.



# Honeysuckle Court, Huncoat, BB5 6NU

## £120,000

 **2**  **2**  **1**  **B**

- Ground Floor Apartment
  - Open Plan Living Kitchen
  - Allocated Parking
  - EPC Rating: B
- Two Double Bedrooms
  - Fitted Kitchen Units And Appliances
  - Tenure: Leasehold
- Two Bathrooms
  - Communal Gardens
  - Council Tax Band: B

### Ground Floor

#### Hall

8'8 x 7'5 (2.64m x 2.26m)

Entrance door, central heating radiator, storage, wood effect lino flooring and doors to reception room, two bedrooms and bathroom,

#### Reception Room

16'6 x 13'8 (5.03m x 4.17m)

Two central heating radiators, wood effect lino flooring, open access to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

13'2 x 8'3 (4.01m x 2.51m)

UPVC double glazed window, wall and base units, granite effect worktops, integrated double oven, extractor hood, one and half bowl composite sink with draining board and mixer tap, plumbing for washing machine, integrated fridge freezer, integrated dishwasher and wood effect lino flooring.

#### Bedroom One

19'1 x 9'7 (5.82m x 2.92m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect laminate flooring and door to en suite.

#### En Suite

6'8 x 5'8 (2.03m x 1.73m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower in corner enclosure, extractor fan, tiled elevation and lino flooring.

#### Bedroom Two

14'5 x 8'1 (4.39m x 2.46m)

UPVC double glazed window, central heating radiator and wood effect lino flooring.

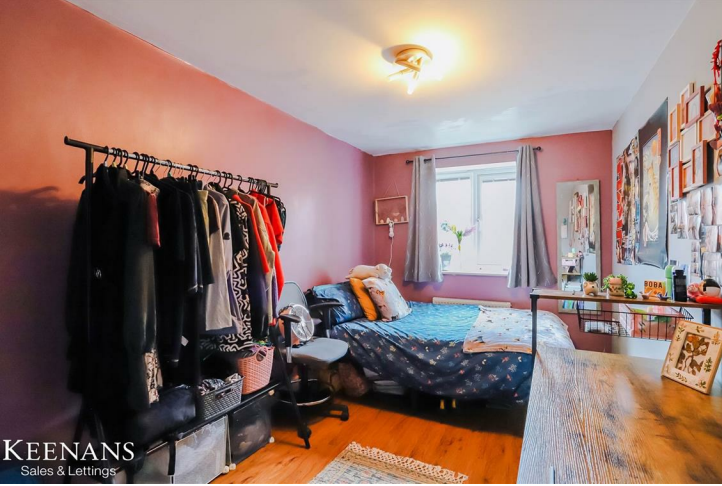
#### Bathroom

8'1 x 5'7 (2.46m x 1.70m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head over, extractor fan, part tiled elevation and tiled floor.

#### External

Laid to lawn communal garden, paving, stone chips and allocated parking.



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