



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	80
(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	

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.

Hyndburn Road, Accrington, BB5 4AA

£130,000

DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE HOME

Situated on Hyndburn Road in the charming area of Church, Accrington, this delightful three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a spacious layout, featuring two inviting living areas that provide ample space for relaxation and entertainment. The open-plan kitchen diner is a highlight, offering a modern and sociable environment for family meals and gatherings.

The large family bathroom is well-appointed, ensuring comfort and convenience for all residents. Additionally, the property benefits from a rear yard, perfect for enjoying the outdoors or hosting summer barbecues.

Situated in a prime location, this home is conveniently close to local parks, schools, and essential transport links, including easy access to motorway connections. This makes commuting and exploring the surrounding areas a breeze.

Ready to move into, this property is a fantastic choice for those seeking a comfortable and well-connected home in a friendly community. Don't miss the chance to make this lovely house your new home.

Hyndburn Road, Accrington, BB5 4AA

£130,000

 3  1  2  C

- Mid-Terraced Property
- Two Reception Rooms
- Perfect For First Time Buyers
- Tenure: Freehold
- Three Bedrooms
- Modern Kitchen Diner
- EPC: C
- Three Piece Bathroom
- Enclosed Rear Garden
- Council Tax Band: A

Vestibule

3'4 x 2'8 (1.02m x 0.81m)

Hallway

11'10 x 3'5 (3.61m x 1.04m)

Reception Room One

11'1 x 11'4 (3.38m x 3.45m)

Reception Room Two

15'4 x 11'6 (4.67m x 3.51m)

Kitchen Diner

11'7 x 14'4 (3.53m x 4.37m)

First Floor

Landing

15'8 x 5'10 (4.78m x 1.78m)

Bedroom One

12'3 x 11'9 (3.73m x 3.58m)

Bedroom Two

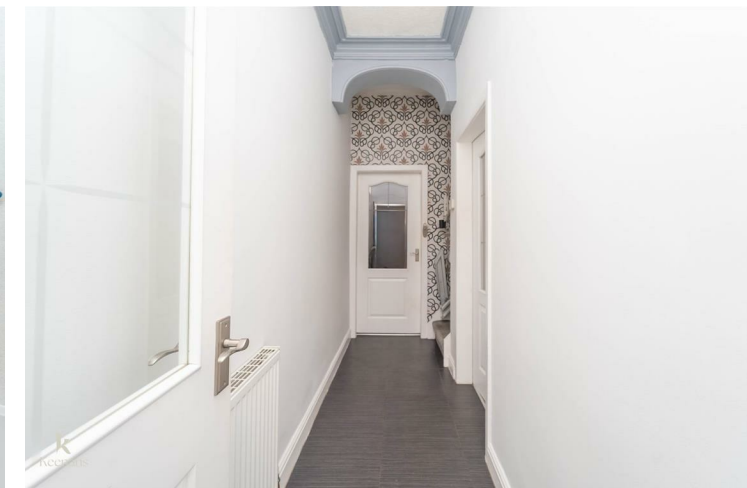
11'4 x 9'3 (3.45m x 2.82m)

Bedroom Three

11 x 6'7 (3.35m x 2.01m)

Bathroom

8'7 x 6'8 (2.62m x 2.03m)



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