


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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## Mather Avenue, Accrington, BB5 5AU

### £150,000

AN ENVIABLE MID TERRACED TRUE BUNGALOW

Situated on Mather Avenue in the charming town of Accrington, this delightful mid-terraced bungalow offers a perfect blend of comfort and style. The property has stylish interiors that create a warm and inviting atmosphere. With two spacious double bedrooms, this home is ideal for families or those seeking extra space.

The bungalow has undergone essential updates, making it a wonderful blank canvas for any potential buyer to personalise and make their own. Notably, the living area has been enhanced to potentially add French doors if desired, allowing for an abundance of natural light and seamless access to the beautifully presented gardens. Recent improvements also include a new boiler and an efficient air ventilation system, ensuring a comfortable living environment year-round.

Conveniently located just a stone's throw from the vibrant market town, this property is well-positioned for easy access to local schools, bus routes, and a variety of amenities. Additionally, major motorway links are within close reach, making commuting a breeze.

This charming bungalow is not just a house; it is a home waiting for you to add your personal touch. Whether you are a first-time buyer or looking to downsize, this property offers a fantastic opportunity to enjoy a comfortable lifestyle in a sought-after location. Do not miss the chance to make this lovely bungalow your own.

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



Mather Avenue, Accrington, BB5 5AU

£150,000

 2  1  2  D

- Tenure Leasehold
  - On Street Parking
  - Ideal First Time Buy Or A Couple Wishing To Downsize
  - Easy Access To Major Network Links
- Council Tax Band B
  - Two Well Proportioned Bedrooms
  - Ample garden Space
- EPC Rating D
  - Viewing Essential
  - Close Proximity To Local Amenities

Ground Floor

Entrance

Hard wood single glazed door to vestibule.

Vestibule

3'11 x 3'2 (1.19m x 0.97m)

Coving, picture rail, wood effect lino flooring, hard wood single glazed frosted door to hall.

Hall

7'6 x 3'2 (2.29m x 0.97m)

Coving, air vent unit, picture rail, wood effect lino flooring, hard wood doors to reception room one, bedroom one and reception room two.

Reception Room One

14'3 x 11'11 (4.34m x 3.63m)

UPVC double glazed box window, central heating radiator, coving, ceiling rose, cast iron open coal fire with granite effect hearth and television point.

Bedroom One

14'3 x 10'10 (4.34m x 3.30m)

UPVC double glazed box window and central heating radiator.

Reception Room Two

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

UPVC double glazed window, central heating radiator, coving, gas fire, television point, hard wood door to bedroom two and hard wood single glazed frosted door to kitchen.

Kitchen

12'9 x 11'3 (3.89m x 3.43m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for freestanding oven and fridge freezer, Ideal boiler, wood effect lino, hard wood doors to utility cupboard and UPVC double glazed frosted door to rear.

Bathroom

8'2 x 6'3 (2.49m x 1.91m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, PVC panel bath with mixer tap and dinse head, PVC panel elevation, coving and wood effect lino flooring.

Bedroom Two

11'10 x 10'10 (3.61m x 3.30m)

UPVC double glazed window and central heating radiator.

External

Rear

Enclosed rear yard.

Front

Paved garden with stone chip bedding areas and mature shrubs.



Tel: 01254389384

www.keenans-estateagents.co.uk