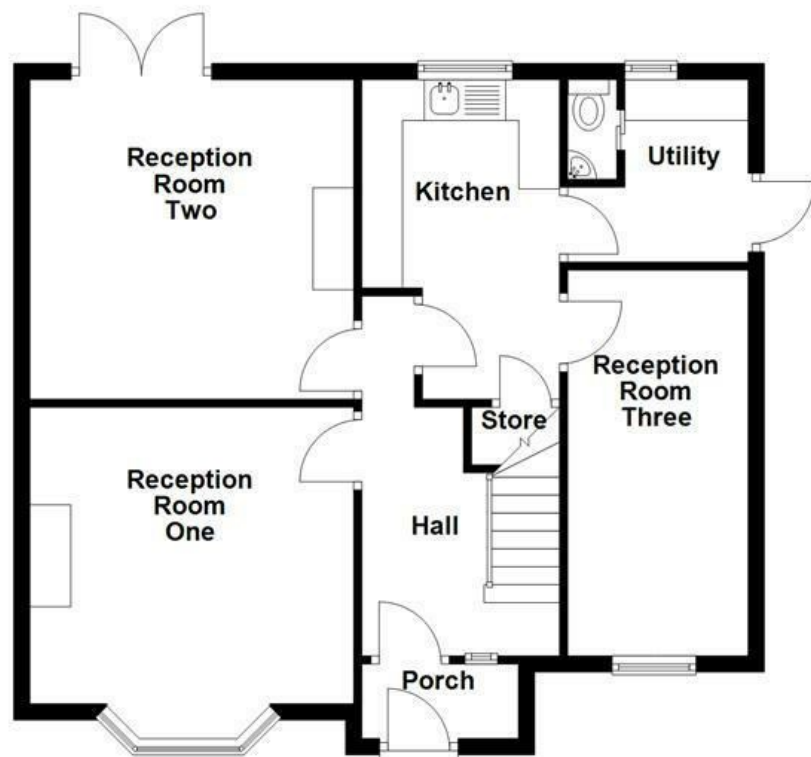


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.



Springfield Avenue, Accrington, BB5 O EZ

Offers Over £180,000

****THREE BEDROOM SEMI DETACHED PROPERTY IN THE HEART OF ACCRINGTON****

Nestled in the heart of Accrington, this charming semi-detached house on Springfield Avenue offers a delightful blend of comfort and convenience. With spacious reception rooms, this property is perfect for both entertaining guests and enjoying quiet family evenings. The generous layout allows for a versatile use of space, catering to your lifestyle needs.

The home boasts three well-proportioned bedrooms, providing ample accommodation for families or those seeking extra room for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, you will find a lovely garden, ideal for enjoying the fresh air, gardening, or simply unwinding after a long day. Additionally, the property includes parking, a valuable feature in this bustling area, making it easy for you and your visitors to come and go with ease.

This semi-detached house is not just a home; it is a wonderful opportunity to embrace the vibrant community of Accrington. With its spacious interiors and outdoor space, this property is sure to appeal to a variety of buyers looking for a comfortable and inviting place to call home. Don't miss the chance to make this delightful property your own.

Springfield Avenue, Accrington, BB5 0EZ

Offers Over £180,000

 3  1  3  D

- Tenure Freehold
 - Off Road Parking
 - Three Reception Room
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Semi Detached Property
 - Ample Sized Rear Garden
- EPC Rating TBC
 - Three Bedrooms
 - Viewing ssential

Ground Floor

Entrance

UPVC door to porch.

Porch

6'4 x 3' (1.93m x 0.91m)

Single pane hard wood window, tiled floor and door to hall.

Hall

12'3 x 7'11 (3.73m x 2.41m)

UPVC door to enter, central heating radiator, coving, dado rail, doors to reception room one, reception room two, kitchen, stairs to first floor and laminate flooring.

Reception Room One

13'1 x 11'11 (3.99m x 3.63m)

UPVC double glazed bow window, central heating radiator, gas fire with marble surround and mantle and coving.

Reception Room One

13'2 x 12'10 (4.01m x 3.91m)

UPVC double glazed French doors to rear, coving, central heating radiator and inset gas fire.

Kitchen

12'7 x 8' (3.84m x 2.44m)

UPVC double glazed window, upright central heating radiator, range of wall and base units, laminate work tops, free standing oven, extractor hood, stainless steel sink and drainer with mixer tap, space for fridge freezer, tiled splash back, doors to reception room three, utility and vinyl floor.

Utility

9'6 x 7'5 (2.90m x 2.26m)

UPVC double glazed frosted window, central heating radiator, laminate work top, plumbed for washing machine, doors to the rear, WC and vinyl floor.

WC

4' x 2' (1.22m x 0.61m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap and tiled floor.

Reception Three

15'6 x 7'3 (4.72m x 2.21m)

UPVC double glazed window, central heating radiator and coving.

First Floor

Landing

8'7 x 7'11 (2.62m x 2.41m)

UPVC double glazed window, double glazed frosted window, coving, doors to three bedrooms and bathroom.

Bedroom One

13'2 x 12'11 (4.01m x 3.94m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'1 x 11'2 (3.68m x 3.40m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

8'11 x 7'11 (2.72m x 2.41m)

UPVC double glazed window, central heating radiator and loft access.

Bathroom

10'3 x 8'1 (3.12m x 2.46m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin and panelled bath.

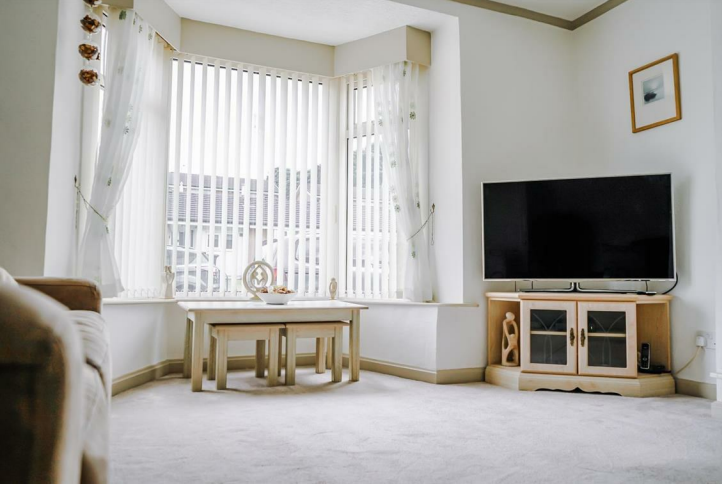
External

Rear

Enclosed garden with flagged patio and raised bedding areas.

Front

Paved courtyard.



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