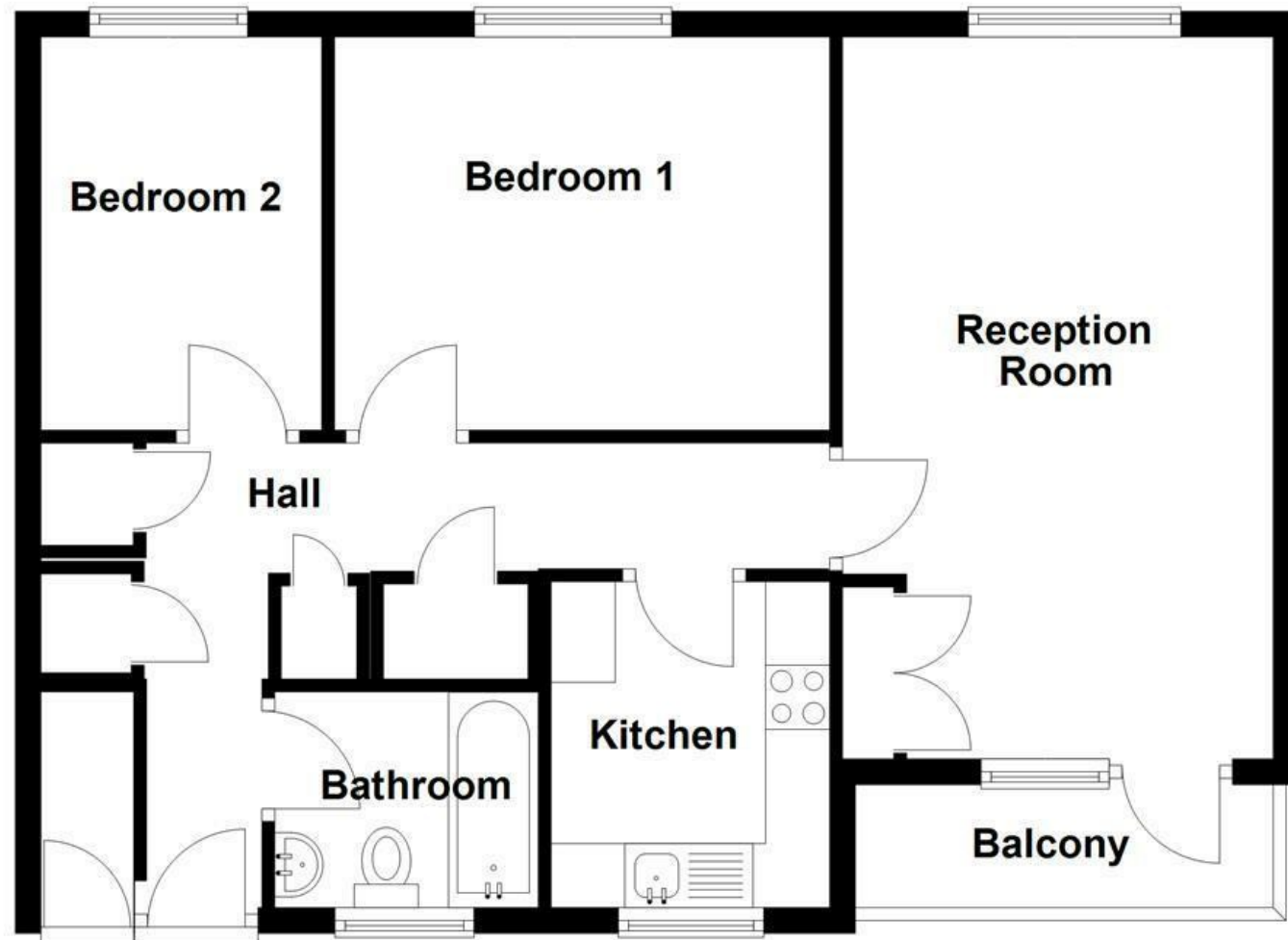


## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Mallard Place, Accrington, BB5 3SY

### £80,000

#### DECEPTIVELY SPACIOUS TWO BEDROOM FIRST FLOOR FLAT

Welcome to this charming two-bedroom first floor flat located in the desirable area of Mallard Place, Oswaldtwistle, Accrington. This property offers a delightful blend of comfort and modern living, making it an ideal choice for individuals or small families seeking a welcoming home.

As you enter, you will be greeted by a deceptively spacious large lounge, perfect for relaxation or entertaining guests. The contemporary kitchen is well-equipped and designed to meet the needs of today's lifestyle, providing a functional space for culinary creativity. Both bedrooms are well-proportioned, ensuring ample room for rest and personal space.

The family bathroom is conveniently located, offering a practical and stylish area for daily routines. Additionally, this flat boasts ample storage options, allowing you to keep your living space tidy and organised.

One of the standout features of this property is the lovely balcony, where you can enjoy fresh air and views of the surrounding area. The flat also benefits from designated parking, ensuring that you have a secure place for your vehicle. The communal gardens provide a pleasant outdoor space for relaxation and socialising with neighbours.

In summary, this two-bedroom flat in Mallard Place is a wonderful opportunity for those looking for a modern and spacious home in a friendly community. With its excellent amenities and convenient location, it is sure to appeal to a wide range of buyers or renters. Don't miss the chance to make this delightful property your own.



# Mallard Place, Accrington, BB5 3SY

## £80,000

 2  1  1  C

- First Floor Flat
- Contemporary Fitted Kitchen
- Allocated Parking
- EPC Rating: C
- Two Double Bedrooms
- Three Piece Bathroom
- Tenure: Leasehold
- Spacious Reception Room
- Communal Gardens
- Council Tax Band: A

### Ground Floor

#### Hall

UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, storage cupboards and doors to reception room, kitchen, two bedrooms and bathroom.

#### Reception Room

18'5 x 11' (5.61m x 3.35m)

Two UPVC double glazed windows, central heating radiator, storage cupboard and UPVC double glazed door to balcony.

#### Kitchen

8'4 x 7'2 (2.54m x 2.18m)

UPVC double glazed window, wall and base units, granite effect worktops, composite sink with draining board and mixer tap, integrated oven, four ring induction hob, extractor hood, plumbing for washing machine, space for fridge freezer, serving hatch, part tile elevation, part PVC panel elevation and tile effect flooring.

#### Bedroom One

12'8 x 10'6 (3.86m x 3.20m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'1 x 7'2 (3.07m x 2.18m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'9 x 5'6 (2.06m x 1.68m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and direct feed shower over, part PVC panel elevation and wood effect flooring.

#### External

Communal gardens and allocated parking.



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