Keenans

## Ground Floor





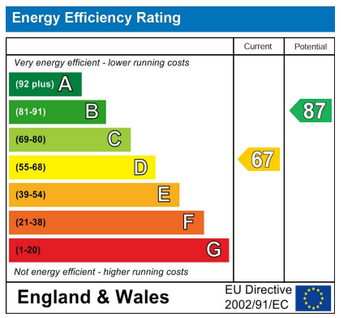













# Queen Elizabeth Crescent, Accrington, BB5 2AS

# Offers Over £210,000

SPACIOUS TWO BEDROOM SEMI DETACHED BUNAGLOW ON A GREAT CORNER PLOT

Located in the desirable area of Queen Elizabeth Crescent, Accrington, this charming two-bedroom semi-bungalow offers a perfect blend of comfort and style. Set on a generous corner plot, the property boasts a stunning wrap-around garden that provides an ideal space for outdoor relaxation and entertaining.

Upon entering, you are welcomed into a spacious lounge that is bathed in natural light, creating a warm and inviting atmosphere. The contemporary kitchen is well-equipped, making it a delightful space for culinary enthusiasts. The modern shower room adds to the convenience of this lovely home, ensuring that all your needs are met.

Both bedrooms are generously sized, providing ample space for rest and relaxation. The property also features a detached garage, offering additional storage or parking options.

This semi-bungalow is situated in a sought-after location, making it an excellent choice for those looking to enjoy a peaceful yet connected lifestyle. With its beautiful garden and well-appointed interiors, this property is a true gem that should not be missed. Whether you are a first-time buyer or looking to downsize, this home presents a wonderful opportunity to embrace comfortable living in Accrington.

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.

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# Queen Elizabeth Crescent, Accrington, BB5 2AS

## Offers Over £210,000

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- Tenure Freehold
- Off Road Parking
- Ideal For Couple Seeking Single Storey Living
- Easy Access To Major Network Links
- Council Tax Band B
- Two Generously Sized Bedrooms
- Viewing Essential
- EPC Rating D
- Fitted Kitchen And Modern Shower Room
- Extensive Garden Space

## Ground Floor

### Entrance
Composite frosted door to vestibule.

### Vestibule
3' x 2'11 (0.91m x 0.89m)

Doorway to hall and tiled floor.

### Hall
11'4 x 5'8 (3.45m x 1.73m)

Central heating radiator, loft access, smoke alarm, spotlights, meter cupboard, doors to two bedrooms, shower room, reception room and kitchen.

### Reception Room
17'4 x 10'2 (5.28m x 3.10m)

UPVC double glazed window, central heating radiator, fitted under unit spotlights and gas fire with decorative surround.

### Kitchen
14'6 x 9'11 (4.42m x 3.02m)

UPVC double glazed window, upright central heating radiator, panel wall and base units, marble effect surface, breakfast bar, composite one and a half sink and drainer with high spout mixer tap, four ring electric hob, glass splash back and extractor hood, integrated Hotpoint Microwave oven and new Lamonia oven in a high rise unit, Larder cupboard for increased storage, space for fridge freezer, boiler cupboard, spotlights, television point, UPVC double glazed door to rear and tiled floor.

### Bedroom One
13'11 x 10'2 (4.24m x 3.10m)

Central heating radiator, coving, fitted wardrobe and UPVC double glazed French doors to rear.

### Bedroom Two
9'2 x 8'6 (2.79m x 2.59m)

UPVC double glazed window and central heating radiator. Access to the Electricity meter and modern fuse box.

### Shower Room
6'1 x 5' (1.85m x 1.52m)

UPVC double glazed frosted window, upright central heating radiator, walk in direct feed shower, wall mounted wash basin with mixer tap, dual flush WC, extractor fan, tiled elevation and tiled floor.

### Garage
17'10 x 9'5 (5.44m x 2.87m)

Hardwood frosted window, storage, power and hardwood door to side elevation.

### Front and Side
Laid to lawn garden, quiet seating area, stone chippings, bedding areas, mature shrubs, paving, steps and driveway.

### Rear
Enclosed rear garden with paving, steps, pond, bedding areas, mature shrubs and block paving. The property also features a Pagoda.

























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