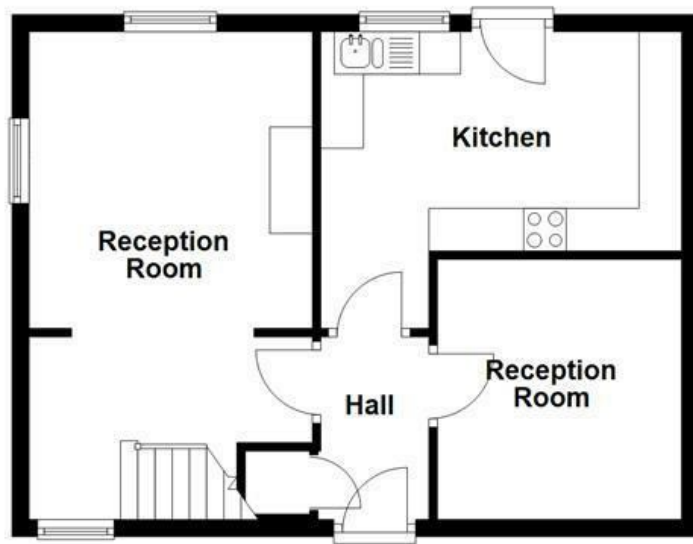


Ground Floor

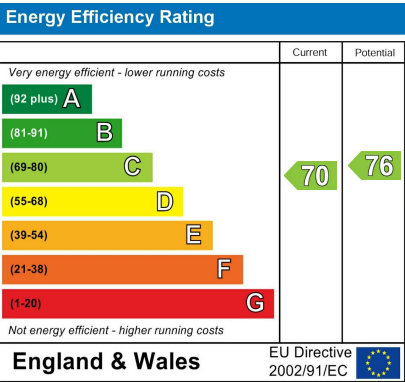


First Floor



REENANS
Sales & Lettings





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7 Blackburn Road, BB5 1HF
Tel: 01254389384 | Email: info@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk



Woodley Avenue, Accring

£185,000

A FANTASTIC FAMILY HOME BURSTING WITH POTENTIAL

Welcome to this charming three-bedroom semi-detached house located on Woodley Avenue. This property is a must-see for anyone looking to make a smart purchase.

As you enter, you will find two spacious living areas that provide ample room for relaxation. Upstairs, the property boasts three bedrooms, including two generously sized double rooms, offering comfort and privacy.

One of the standout features of this home is the large, low-maintenance rear garden, which includes a driveway, providing off-road parking for your convenience.

Situated in a fantastic location, this home is close to local schools, parks, and various amenities, making the surrounding areas a breeze.

Bursting with potential, this property is a must-see for anyone looking to settle in a vibrant neighbourhood.

Woodley Avenue, Accrington, BB5 2LF

£185,000



- Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

6'9 x 3'9 (2.06m x 1.14m)

UPVC double glazed frosted entrance door, central heating radiator, under stairs storage, wood effect flooring and door to two reception rooms and kitchen.

Reception Room One

10' x 9'5 (3.05m x 2.87m)

UPVC double glazed window and central heating radiator.

Reception Room Two

19'2 x 10'11 (5.84m x 3.33m)

Three UPVC double glazed windows, central heating radiator, smoke alarm, electric fire, stone hearth and surround and stairs to first floor.

Kitchen

13'1 x 11'5 (3.99m x 3.48m)

UPVC double glazed window, spotlights, wood panel wall and base units, granite effect worktops, tiled splash backs, one and half bowl composite sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, wood clad ceiling, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

9'2 x 6'7 (2.79m x 2.01m)

UPVC double glazed window, loft access, storage cupboard and doors to three bedrooms and shower room.

Bedroom One

12'8 x 11'1 (3.86m x 3.38m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

12' x 11'10 (3.66m x 3.61m)

UPVC double glazed window, central heating radiator and storage.

External

Front

Laid to lawn garden, bedding areas, slate chips and driveway.

Rear

Enclosed garden, paving, bedding areas and elevated area with mature shrubs and trees.



Bedroom Three

9'7 x 8'11 (2.92m x 2.72m)

UPVC double glazed window, central heating radiator and storage.

Shower Room

6'6 x 5'6 (1.98m x 1.68m)

UPVC double glazed frosted window, spotlights, dual flush WC, vanity top wash basin with mixer tap, electric feed shower in enclosure, wood clad ceiling, tiled elevation and lino flooring.

Tel: 01254389384

