Keenans









Ellerbeck Road, Accrington, BB5 5AN

Offers Over £250,000

A DECEPTIVLEY SPACIOUS TWO BEDROOM SEMI DETACHED TRUE BUNGALOW WITH ANNEX SET ON A LARGE PLOT

Nestled on the charming Ellerbeck Road in Accrington, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and style. Set on a generous plot, the property boasts stunning landscaped gardens that provide a serene outdoor retreat. The driveway accommodates multiple vehicles, ensuring convenience for residents and guests alike.

Upon entering the bungalow, you are greeted by a bright and inviting hallway that leads to two well-proportioned bedrooms, ideal for relaxation. The modern shower room is tastefully designed, providing a refreshing space for daily routines. The fitted kitchen is both functional and stylish, seamlessly connecting to an open-plan dining and living area. This space is enhanced by sliding doors that open directly onto the garden, allowing for an abundance of natural light and a seamless indoor-outdoor living experience.

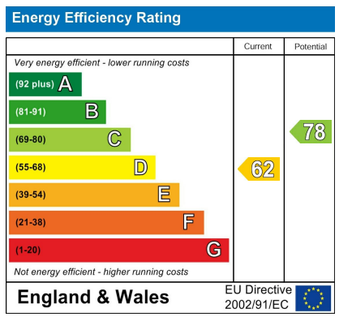
In addition to the main living space, the property features a versatile annex complete with a kitchen, living area, and en-suite bedroom. This additional space is perfect for guests, a home office, or even as a rental opportunity.

The location is superb, with excellent transport links nearby, making commuting a breeze. Residents will also appreciate the proximity to local amenities, including schools and the renowned Accrington Stanley football club. Furthermore, motorway links are easily accessible, providing convenient routes to surrounding areas.

This bungalow is a wonderful opportunity for those seeking a peaceful yet connected lifestyle in Accrington. With its beautiful gardens, spacious living areas, and versatile annex, it is sue to appeal to a variety of buyers.

Ground Floor





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

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- Fantastic Semi Detached True Bungalow
- Spacious Living/Dining Area Great For Entertaining
- Desirable Location In Accrington Close To Schools And Bus Routes
- Tenure Leasehold
- Set On A Generous Plot With Large Landscaped Garden
- Modern Kitchen
- Council Tax Band B
- Driveway For Multiple Cars For Convenient Off Road Parking
- Two Bright Double Bedrooms
- EPC Rating D

Ground Floor

Entrance
UPVC part frosted door to vestibule

Vestibule
4 x 3'5 (1.22m x 1.04m)

Wood effect laminate flooring, doors to hallway.

Hallway
11'11 x 10'4 (3.63m x 3.15m)

Central heating radiator, wood effect laminate flooring, doors to two bedrooms, shower room, reception/dining room and kitchen.

Kitchen
14'10 x 9'10 (4.52m x 3.00m)

UPVC double glazed windows, UPVC frosted window, central heating radiator, a range of gloss wall and base units with a granite effect surface, stainless steel one and one half bowl sink and drainer with mixer tap, four ring induction hob, extractor, electric oven, integrated microwave, dishwasher, fridge freezer, PVC celling, spotlights, pendant lights, wood effect laminate flooring, UPVC part frosted door to rear.

Reception Room/Dining Room
20 x 16'6 (6.10m x 5.03m)

UPVC double glazed frosted window, central heating radiator, spotlights, pendant lights, coving, television point, wood effect laminate flooring, UPVC double glazed sliding doors to rear.

Bedroom One
12'7 x 11'10 (3.84m x 3.61m)

UPVC double glazed window, UPVC double glazed bay window, central heating radiator, coving, fitted wardrobes.

Bedroom Two
12'4 x 12 (3.76m x 3.66m)

UPVC double glazed part frosted stained glass window, central heating radiator, fitted wardrobes.

Shower Room
9'6 x 4'11 (2.90m x 1.50m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct freed shower, PVC celling, spotlights, extractor fan, part PVC elevations and wood effect lino flooring.

External

Rear
Enclosed artificial lawn, Indian stone patio, shrubs and bedding areas, shed and summer house with annex and driveway access to the side.

Annex

Reception Room/Kitchen
16'1 x 8'11 (4.90m x 2.72m)

UPVC double glazed window, electric radiator, panel base units with a laminate surface, stainless steel sink and drainer with traditional tap, spotlights, UPVC double glazed French doors to rear, door to bedroom.

Bedroom
10'10 x 9 (3.30m x 2.74m)

UPVC double glazed window, electric radiator, spotlights, door to en suite.

En - Suite
9 x 4'11 (2.74m x 1.50m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, walk in electric shower, spotlights, extractor fan, PVC elevations, wood effect lino flooring.

Summer House
13'3 x 9'7 (4.04m x 2.92m)

Power

Front
Block paved driveway, Indian stone patio with shrubs.








