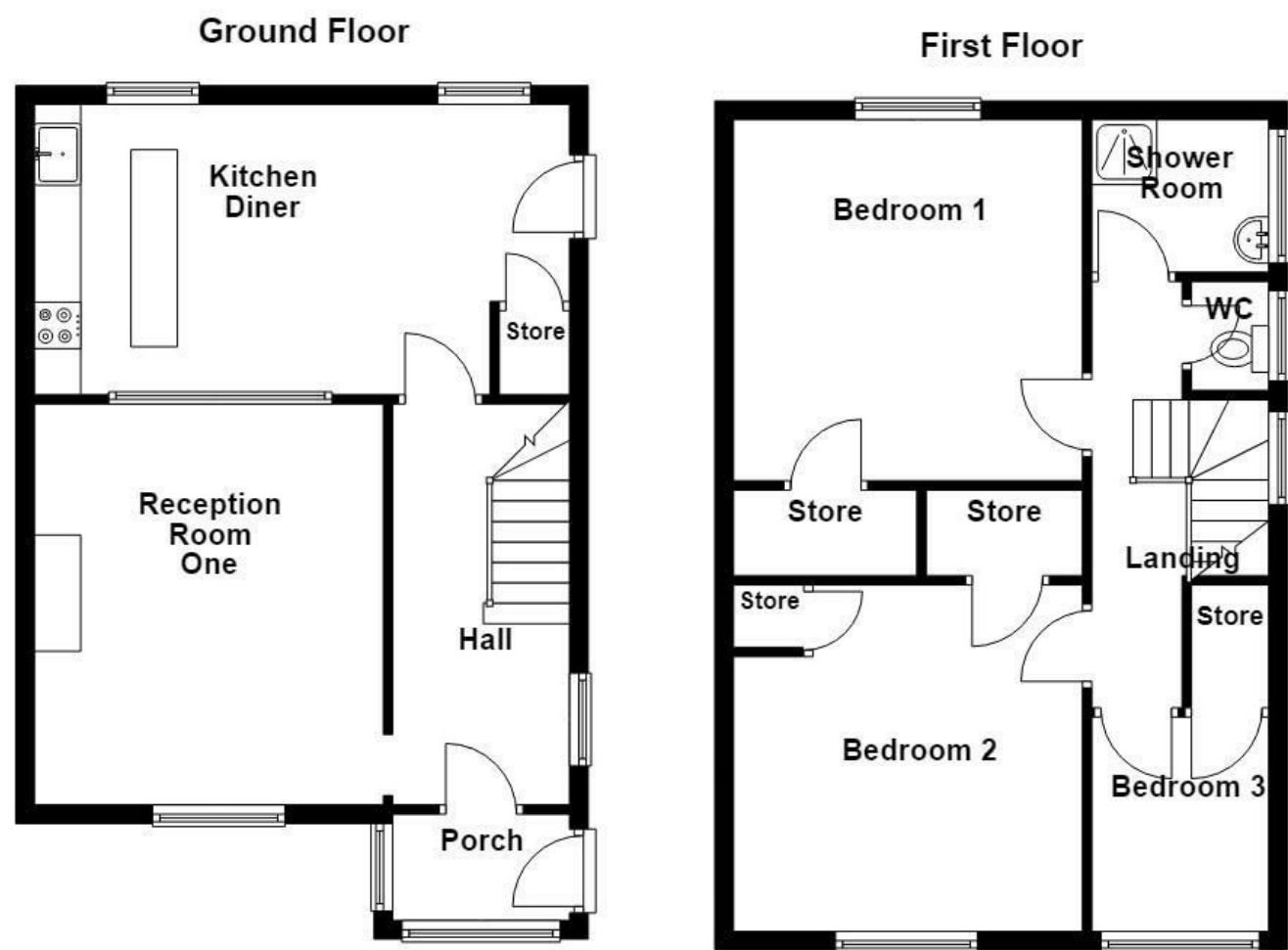




Ribblesdale Avenue, Accrington, BB5 5BQ

£160,000

A MODERN THREE BEDROOM SEMI DETACHED HOME

Welcome to this charming three-bedroom semi-detached house located on Ribblesdale Avenue in Accrington. This delightful property is ideally situated near local parks and schools, making it perfect for families. Its convenient location also offers easy access to the town centre and transport links, ensuring that you are well-connected to the surrounding areas. As you enter the home, you will find a spacious lounge that serves as the heart of the house, providing a warm and inviting space for relaxation and entertainment. The newly fitted kitchen features a dining area, perfect for family meals and gatherings. This modern kitchen is designed to meet all your culinary needs, making cooking a pleasure. The property boasts three bright and airy bedrooms, each offering ample natural light and space for personalisation. The shower room is well-appointed, and there is a separate WC for added convenience, catering to the needs of a busy household. One of the standout features of this home is the large rear garden, which is bursting with potential. Whether you envision a tranquil retreat, a play area for children, or a space for gardening enthusiasts, this garden offers endless possibilities. Additionally, there is an outhouse for storage, providing practical solutions for keeping your outdoor space tidy. With on-street parking available, this property combines comfort and convenience, making it an excellent choice for those seeking a family home in a desirable location. Don't miss the opportunity to make this lovely house your new home.

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

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- A Fantastic Semi Detached Family Hoem
- Fully Renovated
- On Street Parking
- EPC TBC
- Three Spacious Bedrooms
- Desirable Location In The Heart Of Accrington
- Tenure Freehold
- Modern Kitchen Dining Area
- Rear Garden Bursting With Potential
- Council Tax Band A

Ground Floor

Porch
6'3 x 3'9 (1.91m x 1.14m)

Hall
14'3 x 5'11 (4.34m x 1.80m)

Reception Room One
13'2 x 12'9 (4.01m x 3.89m)

Kitchen Dining
18'10 x 10'3 (5.74m x 3.12m)

First Floor

Landing
9'10 x 7'5 (3.00m x 2.26m)

Bedroom One
11'2 x 10'6 (3.40m x 3.20m)

Bedroom Two
11'4 x 10'3 (3.45m x 3.12m)

Bedroom Three
8'3 x 8'2 (2.51m x 2.49m)

Shower Room
7'5 x 5'7 (2.26m x 1.70m)

WC
4'5 x 2'4 (1.35m x 0.71m)



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