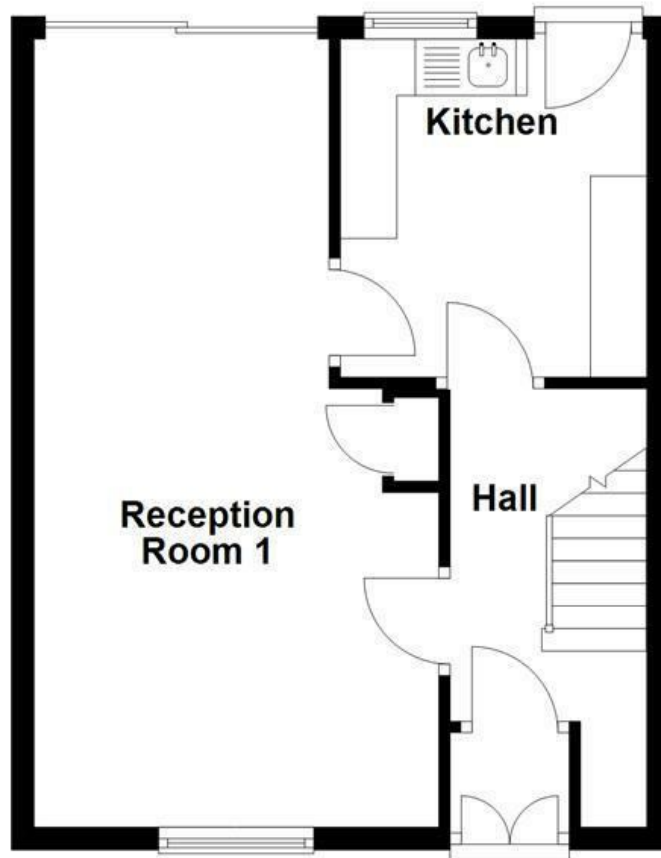
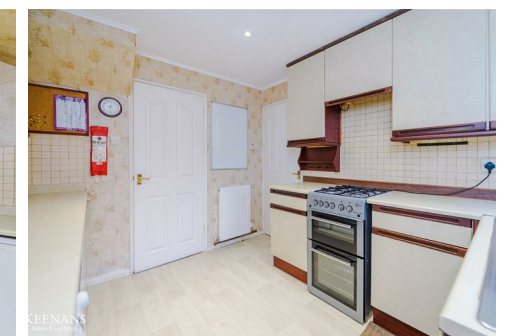
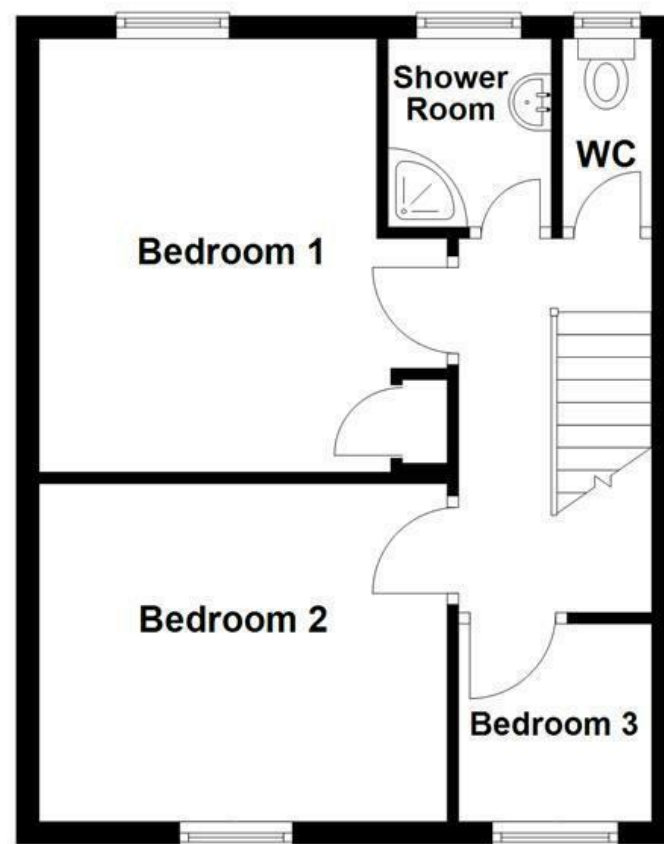


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Banbury Close, Accrington, BB5 4BZ

£99,950

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, gardens to both the front and the rear and no chain delay, this enviable three bedroom end terraced property is being proudly welcomed to the market in the desirable location of Accrington. With breath-taking views, neutral decoration and being a complete blank canvas, this property is the perfect home for any first time buyer or family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen and staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms, shower room and WC. Externally there is a laid to lawn garden with paving, stone chip and bedding areas, as well as outbuilding. To the front there is a laid to lawn garden with paving.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Banbury Close, Accrington, BB5 4BZ

£99,950

 3  1  1  C

- Spacious End Terrace Property
 - No Chain Delay
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Bursting with Potential
 - Tenure Freehold
- Two Piece Shower Room and WC
 - Gardens to Front and Rear
 - Council Tax Band A

Ground Floor

Entrance Porch
2'10 x 2'1 (0.86m x 0.64m)
UPVC double glazed French doors, PVC panelled elevations, PVC to ceiling and hardwood single glazed frosted door to hall.

Hallway
12'9 x 5'9 (3.89m x 1.75m)
Central heated radiator, doors to reception room, kitchen and stairs to first floor.

Reception Room
2'3 x 11'9 (0.69m x 3.58m)
UPVC double glazed window, two central heating radiators, storage cupboards, TV point, door to kitchen and UPVC double glazed sliding door to rear.

Kitchen
9'10 x 8'11 (3.00m x 2.72m)
UPVC double glazed window, central heating radiator, range of laminate granite effect wall and base units, granite effect surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, space for electric double oven with four ring gas hob, integrated extractor hood, plumbing for washing machine, space for fridge freezer, Ideal boiler, spotlights, wood effect lino flooring and UPVC double glazed door to rear.

First Floor

Landing
10'10 x 5'10 (3.30m x 1.78m)
Smoke alarm, loft hatch, storage cupboard, doors to three bedrooms, shower room and WC.

Bedroom One
12'9 x 11'10 (3.89m x 3.61m)
UPVC double glazed window and central heating radiator.

Bedroom Two
11'10 x 9'10 (3.61m x 3.00m)
UPVC double glazed window and central heating radiator.

Bedroom Three
5'10 x 5'9 (1.78m x 1.75m)
UPVC double glazed frosted window and central heating radiator.

Shower Room
5'6 x 4'9 (1.68m x 1.45m)
UPVC double glazed frosted window, central heating radiator, wall mounted wash basin with mixer tap, corner double direct feed shower enclosed, tiled elevations and extractor fan.

WC
5'6 x 2'7 (1.68m x 0.79m)
UPVC double glazed frosted window, low basin WC and tiled elevations.

External

Rear
Enclosed garden with paving, laid to lawn, stone chippings, bedding areas and outbuilding.

Front
Laid to lawn garden with paving and stone chippings.



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