

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>46</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

## Haywood Road, Accrington, BB5 5BP

### £120,000

#### SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Presenting Haywood Road in Accrington, this delightful two-bedroom mid terrace house offers a perfect blend of comfort and space, making it an ideal home for families or couples alike. As you approach the property, you are greeted by a large front garden that provides a welcoming atmosphere and ample outdoor space for relaxation or play.

Upon entering, you will find a spacious lounge that invites you to unwind and enjoy quality time with loved ones. The kitchen is a standout feature, providing a modern and sociable area for cooking. This layout is perfect for entertaining guests or enjoying family meals together.

The property boasts two well-proportioned bedrooms, offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located, ensuring that all your needs are met within this lovely home.

The large rear garden is a true gem, providing a private outdoor space where you can enjoy the fresh air, host summer barbecues, or simply bask in the sunshine. This property is not just a house; it is a place where memories can be made and cherished.

With its excellent location and generous living spaces, this mid terrace house on Haywood Road is a wonderful opportunity for anyone looking to settle in Accrington. Do not miss the chance to make this charming property your new home.



# Haywood Road, Accrington, BB5 5BP

## £120,000

 **2**  **1**  **2**  **E**

- Terraced Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating: E
- Two Double Bedooms
  - Three Piece Bathoom
  - Tenure: Freehold
- Two Reception Rooms
  - Gardens To Front And Rear
  - Council Tax Band: A

### Ground Floor

#### Hall

3'9 x 3'3 (1.14m x 0.99m)

UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, wood effect flooring, stairs to first floor and door to reception room one.

#### Reception Room One

15'1 x 12' (4.60m x 3.66m)

UPVC double glazed window, central heating radiator, smoke alarm, wall mounted radiant gas fire, under stairs storage, wood effect flooring and door to reception room two.

#### Reception Room Two

Central heating radiator, wood effect flooring, open access to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven in high rise unit, four burner gas hob, extractor hood, tiled splash back, plumbing for washing machine, space for fridge freezer, Worcester boiler and wood effect flooring.

### First Floor

#### Landing

7'1 x 2'10 (2.16m x 0.86m)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

#### Bedroom One

15'8 x 12'1 (4.78m x 3.68m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Two

11'10 x 9' (3.61m x 2.74m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'10 x 5'7 (2.08m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and electric feed shower over, extractor fan, tiled elevation and tiled floor.

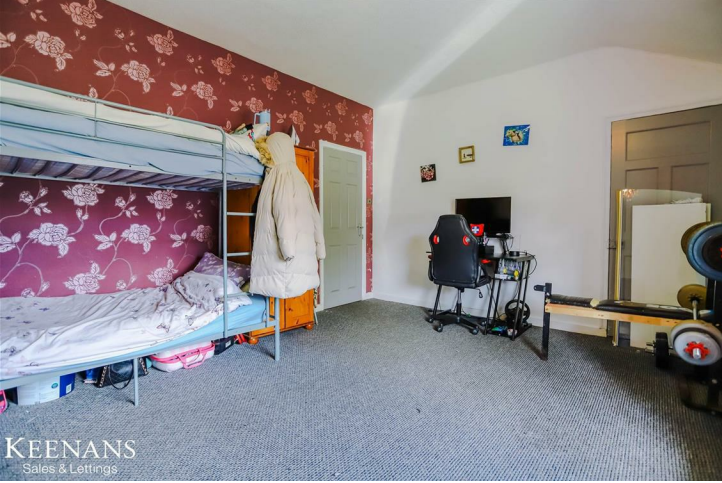
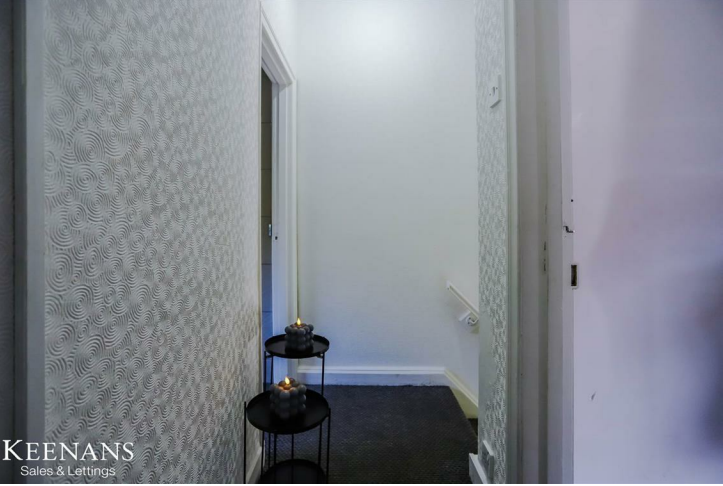
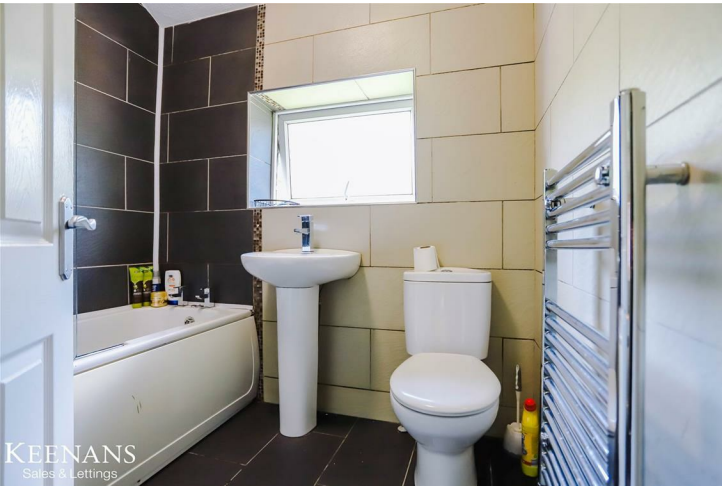
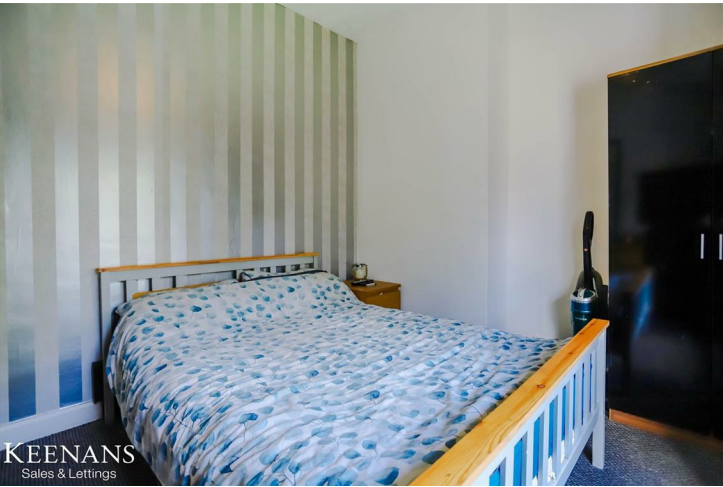
### External

#### Front

Laid to lawn garden and paving.

#### Rear

Enclosed laid to lawn garden, paving and storage shed.



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