



## Regent Road, Church, BB5 4AR

### £145,000

#### SPACIOUS SEMI DETACHED FAMILY HOME

Situated on Regent Road in the area of Church, Accrington, this semi-detached family home presents an excellent opportunity for those seeking a property with great potential. Boasting three well-proportioned bedrooms, this residence is ideal for families or individuals looking for extra space.

The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and welcoming, allowing for a comfortable living experience. The bathroom is conveniently located, serving the needs of the household with ease.

Set on a good-sized plot, the home benefits from gardens to both the front and rear, providing ample outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, off-road parking is available, ensuring convenience for residents and visitors alike.

This semi-detached house is bursting with potential, making it a fantastic canvas for those looking to personalise their living space. With more information and photographs to follow, this property is certainly one to watch. Whether you are a first-time buyer or looking to invest, this home offers a wonderful opportunity in a desirable location.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 62      | 68        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.

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 3  1  2  D

- Tenure Freehold
  - Off Road Parking
  - Viewing Essential
  - Easy Access To Major Commuter Routes
- Council Tax Band A
  - Three Well Proportioned Bedrooms
  - Ideal Family Home Bursting With Potential
- EPC Rating D
  - Two Reception Rooms
  - Ample Garden Space

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

9'2 x 3'7 (2.79m x 1.09m)

Three UPVC double glazed windows, UPVC frosted window, UPVC frosted door to hall, PVC elevation and ceiling, tiled floor.

Hall

12'9 x 5'10 (3.89m x 1.78m)

Meter cupboard, central heating radiator, stairs to first floor, under stairs storage, coving, smoke alarm, doors to reception room one and kitchen, wood effect laminate flooring.

Reception Room One

13' x 12'10 (3.96m x 3.91m)

UPVC sliding doors to rear, gas fire, coving, ceiling rose and door to reception room two.

Kitchen

10'9 x 9'4 (3.28m x 2.84m)

UPVC double glazed window, central heating radiator, wood panel wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, plumbed for washing machine, space for fridge freezer, central heating radiator, UPVC frosted door to rear, door to reception room two and wood effect flooring.

Reception Room Two

10'2 x 9'4 (3.10m x 2.84m)

UPVC double glazed window, central heating radiator, ceiling rose and wood effect laminate flooring.

First Floor

Landing

9' x 8' (2.74m x 2.44m)

UPVC double glazed window, storage, loft access, smoke alarm, coving, doors to three bedrooms and bathroom.

Bedroom One

8'4 x 8'4 (2.54m x 2.54m)

UPVC double glazed window, central heating radiator, coving and ceiling rose.

Bedroom Two

12'11 x 11'8 (3.94m x 3.56m)

UPVC double glazed window, central heating radiator, storage, coving and ceiling rose.

Bedroom Three

10'6 x 9'10 (3.20m x 3.00m)

UPVC double glazed window, central heating radiator, coving and ceiling rose.

Bathroom

8'1 x 5'5 (2.46m x 1.65m)

UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, bath with mixer tap and rinse head, tiled elevation and tiled floor.

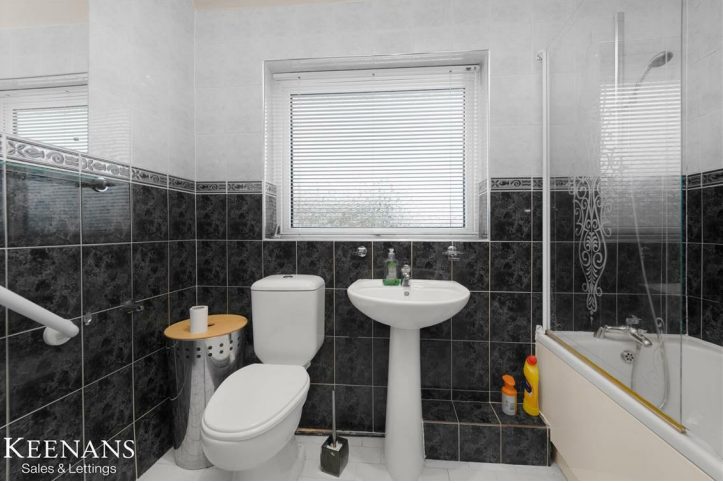
External

Rear

Enclosed laid to lawn garden with decking.

Front

Partial laid to lawn garden, paving and steps.



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