

Tinker Brook Close, Accrington, BB5 3QR

£80,000

Public Notice

Address: Apartment 6, 7, Tinker Brook Close Oswaldtwistle, Accrington, BB5 3QR
We are acting in the sale of the above property and have received an offer of £79,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

CHARMING TWO BEDROOM PENTHOUSE APARTMENT

Located in the sought after located of Tinker Brook Close, Oswaldtwistle, this delightful two-bedroom penthouse apartment offers a perfect blend of modern living and comfort. As you step inside, you will be greeted by a spacious open-plan kitchen and lounge, designed to create a warm and inviting atmosphere, ideal for both relaxation and entertaining. The well-appointed kitchen provides ample space for culinary adventures, while the lounge area is perfect for unwinding after a long day.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(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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 **2**  **1**  **1**  **B**

- Tenure Leasehold
 - Off Road Parking
 - Abundance Of Indoor Space
- Council Tax Band A
 - Communal Gardens
 - Close Proximity To Local Amenities
- EPC Rating B
 - Sought After Location
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite door to hall.

Hall

7'2 x 4' (2.18m x 1.22m)

Wood effect laminate flooring, smoke alarm, doors to two bedrooms, bathroom and reception room.

Reception Room

14'8 x 14'4 (4.47m x 4.37m)

UPVC double glazed French doors, two central heating radiators, wood effect laminate flooring and open to kitchen.

Kitchen

8'4 x 7'10 (2.54m x 2.39m)

UPVC double glazed window, wood panel wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, oven, four ring gas hob, extractor hood, plumbed for washing machine, wood effect laminate flooring, part tiled elevation and space for fridge freezer.

Bedroom One

14'10 x 10'4 (4.52m x 3.15m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'5 x 7'3 (3.18m x 2.21m)

UPVC double glazed window and central heating radiator.

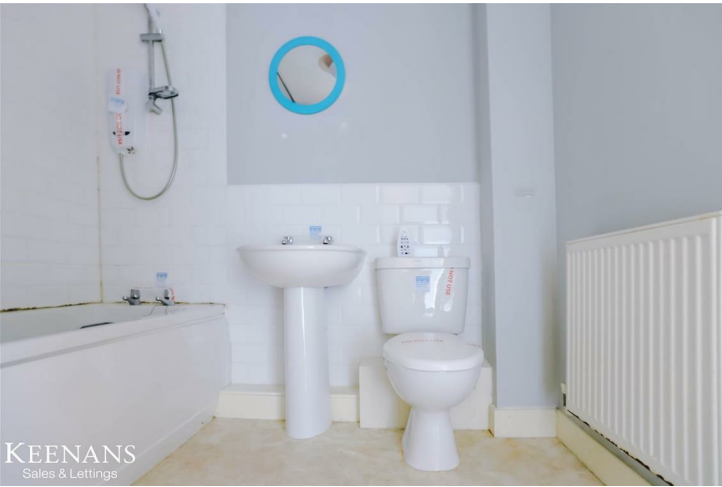
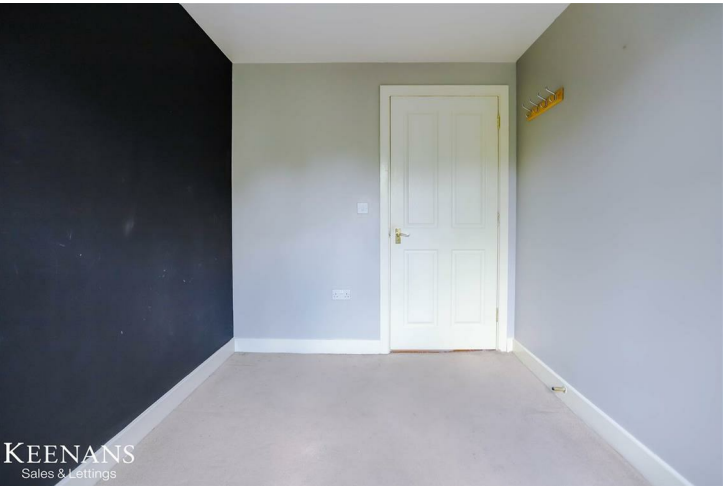
Bathroom

7'5 x 5'10 (2.26m x 1.78m)

Panel bath, overhead electric feed shower, pedestal wash basin, dual flush WC, part tiled elevation, lino flooring and extractor fan.

External

Communal gardens and parking.



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