

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.

Robert Street, Accrington, BB5 6DY

£80,000

A FANTASTIC HOME FOR A FIRST TIME BUYER

With spacious rooms, neutral decoration and modern fixtures and fittings, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. A complete blank canvas, this property is the perfect first time home or rental investment truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to an inner hallway which leads through to an open plan kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a three piece bathroom suite. Externally there is an enclosed yard to the rear with paving and artificial lawn. To the front there is a courtyard.

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

Robert Street, Accrington, BB5 6DY

£80,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating TBC
- On Street Parking
- Mid Terraced Property With Viewing Essential
- Two Bedrooms
- Ideal First Time Buy Or Investment Opportunity
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Ample Sized Rear Yard Space
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'6 x 3'3 (1.07m x 0.99m)

Wood panelled elevation and door to reception room.

Reception Room

13'10 x 13'3 (4.22m x 4.04m)

UPVC double glazed window, central heating radiator, coving, meter cupboard, television point and door to inner hall.

Inner Hall

2'11 x 2'8 (0.89m x 0.81m)

Open to kitchen/diner and stairs to first floor.

Kitchen/Diner

13'10 x 10'8 (4.22m x 3.25m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven and fridge freezer, plumbed for washing machine, Vaillant boiler, under stairs storage, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

6'5 x 6'4 (1.96m x 1.93m)

Doors to two bedrooms and bathroom.

Bedroom One

13'10 x 13'3 (4.22m x 4.04m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Two

11'5 x 7'4 (3.48m x 2.24m)

UPVC double glazed window, central heating radiator, inset shelving and storage.

Bathroom

7'10 x 6'2 (2.39m x 1.88m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panelled bath with electric feed shower and mixer tap, tiled elevation, extractor fan, integrated linen cupboard and lino flooring.

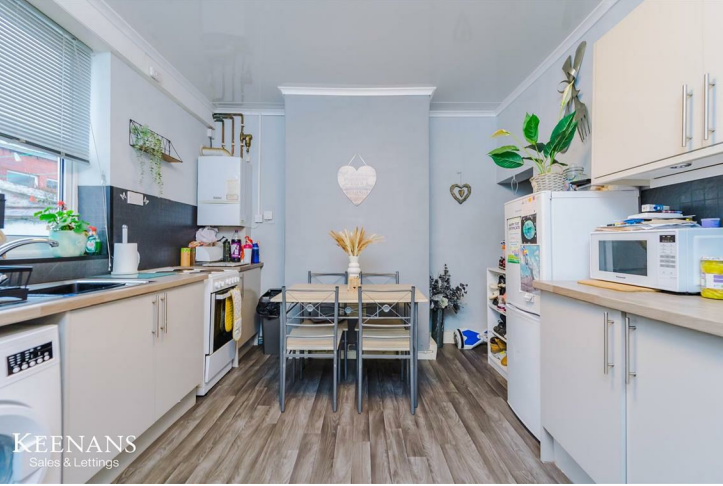
External

Rear

Enclosed paved rear yard with raised seating areas, artificial grass and gate leading to shared access road.

Front

Paved courtyard.



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