



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Marlborough Road, Accrington, BB5 6BL

£119,950

AN EXCEPTIONAL TRUE BUNGALOW

Offering spacious rooms, neutral decoration and bursting with potential, this enviable two bedroom true bungalow is being proudly welcomed to the market in the desirable location of Accrington. With garden space to both the front and the rear, two living areas and benefitting from no chain delay, this property is the perfect home for any potential buyer 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, two double bedrooms and a shower room. The reception room provides access through to a dining room which guides you on to a fitted kitchen. Externally there is an enclosed garden to the rear with added brick built shed. To the front there is a garden with bedding areas.

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

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 2  1  1  D

- Tenure Leasehold
 - On Street Parking
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band B
 - Bungalow
 - Bursting With Character
- EPC Rating D
 - Two Generously Sized Bedrooms
 - No Chain Delay

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'3 x 3' (0.99m x 0.91m)

Coving, dado rail, tiled floor and hard wood single glazed door to hall,

Hall

12'3 x 3' (3.73m x 0.91m)

Coving, dado rail, storage, hard wood doors to reception room, two bedrooms and shower room.

Reception Room One

15'5 x 11'10 (4.70m x 3.61m)

UPVC double glazed leaded bow window with UPVC double glazed leaded window, central heating radiator, coving, ceiling rose, gas fire with granite effect hearth and surround, television point and hard wood single glazed double doors to dining room.

Dining Room

11'10 x 7'8 (3.61m x 2.34m)

UPVC double glazed frosted window, central heating radiator, dado rail, gas fire, two storage cupboards and hard wood single glazed door to kitchen.

Kitchen

10'9 x 10' (3.28m x 3.05m)

UPVC double glazed window, central heating radiator, range of panel wood effect wall and base units, granite effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge and freezer, space for washing machine, integrated boiler, tiled floor and UPVC double glazed door to rear.

Bedroom One

12'5 x 9' (3.78m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Two

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

UPVC double glazed window and central heating radiator.

Shower Room

8'6 x 5'4 (2.59m x 1.63m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, double direct feed shower enclosure, pedestal wash basin, tiled elevation and extractor fan.

External

Rear

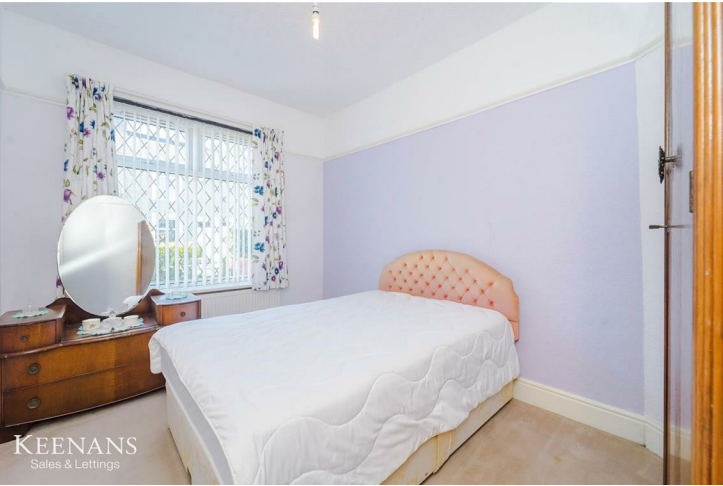
Enclosed concrete garden with brick built shed

Brick Outbuilding

8'5 x 5'10 (2.57m x 1.78m)

Front

Garden with bedding areas.



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