



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		
	70	78
England & Wales		
EU Directive 2002/91/EC		

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## Manchester Road, Accrington, BB5 2QJ

### Offers Over £160,000

THREE BEDROOM MID TERRACE HOME IN THE HEART OF BAXENDEN

Located on Manchester Road in Accrington, this charming mid-terrace house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The large family bathroom is designed for convenience, providing ample room for all your needs.

The heart of the home is undoubtedly the two spacious reception rooms, which offer versatility for both relaxation and entertaining. Whether you envision cosy family gatherings or lively social events, these rooms provide the perfect backdrop. The contemporary kitchen is a standout feature, equipped with modern appliances and stylish finishes, making it a joy to cook and dine in.

Outside, the low maintenance rear yard presents an excellent opportunity for outdoor enjoyment without the burden of extensive upkeep. This space is perfect for summer barbecues or simply unwinding after a long day.

Overall, this property on Manchester Road is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.



# Manchester Road, Accrington, BB5 2QJ

## Offers Over £160,000

 3  1  2  C

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: C
- Three Bedrooms
  - Three Piece Bathroom
  - Tenure: Leasehold
- Two Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band; A

### Ground Floor

**Vestibule**  
4'2 x 3'2 (1.27m x 0.97m)  
UPVC double glazed frosted entrance door and door to reception room one.

**Reception Room One**  
16'1 x 14'1 (4.90m x 4.29m)  
UPVC double glazed window, two central heating radiators, four feature wall lights, living flame gas fire, marble effect hearth and surround, under stairs storage, door to stairs for first floor and door to reception room two.

**Reception Room Two**  
14'2 x 13'4 (4.32m x 4.06m)  
UPVC double glazed window, central heating radiator, coving, four feature wall lights, living flame gas fire, marble effect heath and surround and door to kitchen.

**Kitchen**  
14'10 x 6'6 (4.52m x 1.98m)  
UPVC double glazed window, central heating radiator, wall and base unis, wood effect worktops, one and half bowl composite sink with draining board and mixer tap, integrated double oven, four burner gas hob, plumbing for washing machine, space for fridge freezer, Glowworm boiler, wood panel ceiling, wood panel elevation, lino flooring and door to rear porch.

**Rear Porch**  
7'2 x 6'4 (2.18m x 1.93m)  
UPVC double glazed window, Velux window, central heating radiator, lino flooring and UPVC double glazed frosted door to rear.

### First Floor

**Landing**  
8'11 x 6'2 (2.72m x 1.88m)  
Loft access. smoke alarm and doors to three bedrooms and bathroom.

**Bedroom One**  
9'7 x 9'6 (2.92m x 2.90m)  
UPVC double glazed window and central heating radiator.

**Bedroom Two**  
16'5 x 6'6 (5.00m x 1.98m)  
UPVC double glazed window and central heating radiator.

**Bedroom Three**  
12'10 x 7'11 (3.91m x 2.41m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
12'10 x 6'11 (3.91m x 2.11m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, fitted storage, part tiled elevation and tiled floor.

### External

**Front**  
Courtyard.

**Rear**  
Enclosed yard, covered seating area and gated access to rear.



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