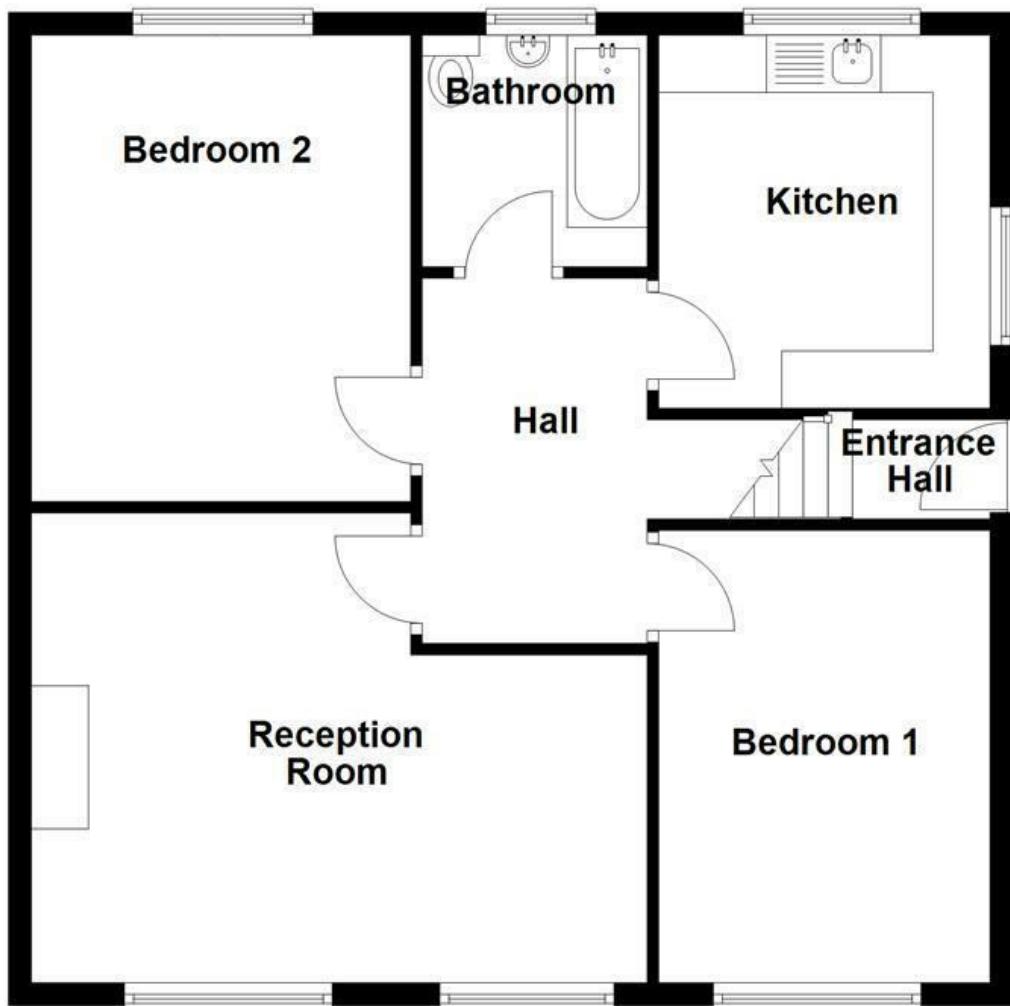


## Ground Floor



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.



KEENANS  
Sales & Lettings



## Woodside Road, Accrington, BB5 6HR Offers Over £85,000

### ENVIRABLE TWO BEDROOM FIRST FLOOR FLAT

Situated on the charming Woodside Road in Accrington, this delightful two-bedroom property offers a perfect blend of comfort and modern living. As you step inside, you are welcomed by a spacious lounge that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The contemporary kitchen is designed with functionality in mind, featuring modern fittings that will surely inspire your culinary adventures.

The property boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. Each room is filled with natural light, creating a warm and welcoming environment.

One of the standout features of this home is the rear garden, a lovely outdoor space perfect for enjoying the fresh air or hosting summer gatherings. Additionally, the property includes outdoor storage, offering practical solutions for keeping your belongings organised and secure.

This house on Woodside Road is not just a place to live; it is a home where memories can be made. With its modern amenities and inviting spaces, it is an excellent opportunity for those seeking a comfortable lifestyle in a friendly neighbourhood. Don't miss the chance to make this charming property your own.

# Woodside Road, Accrington, BB5 6HR

Offers Over £85,000



- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Commuter Routes

- Council Tax Band A
- Two Generously Sized Bedrooms
- Ideal Property For A Couple Or Single Occupancy

- EPC Rating D
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities

## Entrance

UPVC double glazed frosted door to entrance hall.

## Entrance Hall

4' x 2'10 (1.22m x 0.86m)

Stairs to main living.

## Hall

10'1 x 6'6 (3.07m x 1.98m)

Central heating radiator, smoke alarm, loft access, coving, doors to reception room, kitchen, two bedrooms and bathroom.

## Reception Room

17'8 x 13'6 (5.38m x 4.11m)

Two UPVC double glazed windows, central heating radiator, coving and log burning effect electric fire with decorative surround.

## Bedroom One

13'1 x 9'6 (3.99m x 2.90m)

UPVC double glazed window, central heating radiator and coving.

## Bedroom Two

13'5 x 10'11 (4.09m x 3.33m)

UPVC double glazed window, central heating radiator and coving.

## Bathroom

6'9 x 6'4 (2.06m x 1.93m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, part tiled elevation, extractor fan and lino flooring.

## Kitchen

10'3 x 10' (3.12m x 3.05m)

Two UPVC double glazed windows, panel wall and base units, laminate work top, stainless steel sink and drainer, integrated oven, four ring electric hob, tiled splash back, extractor hood, space for fridge freezer, plumbed for washing machine and dishwasher and integrated ideal boiler.

## External

Brick outbuilding, paved and bedding areas with mature shrubs.

