

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rimington Avenue, Accrington, BB5 0NP

£125,000

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY BURSTING WITH POTENTIAL

Located on Rimington Avenue in Accrington, this delightful house offers a perfect blend of comfort and modern living. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The layout is thoughtfully designed, featuring a separate WC and shower room, ensuring convenience for all residents.

The heart of the home is the open-plan living area, which creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The spacious kitchen is well-equipped, providing ample room for culinary creativity and family gatherings.

Outside, you will find a large, low-maintenance garden, offering a serene outdoor space to unwind or enjoy summer barbecues with friends and family. This property is not just a house; it is a place where memories can be made.

With its excellent location and thoughtful design, this home on Rimington Avenue is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely property your own.

Rimington Avenue, Accrington, BB5 0NP

£125,000

 3  null  null  C

- Tenure Leasehold
- On Street Parking
- Two Reception Rooms
- Easy Access To Major Network Links
- Council Tax Band A
- Bursting With Potential
- Ample Enclosed Rear Yard Space
- EPC Rating C
- Ideal Investment Opportunity
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

4'11 x 2'9 (1.50m x 0.84m)

Two UPVC double glazed windows and UPVC double glazed frosted door to hall.

Hall

13'4 x 5'11 (4.06m x 1.80m)

UPVC double glazed frosted window, central heating radiator, wood effect laminate flooring, stairs to first floor and door to reception room one.

Reception Room One

13'2 x 12'7 (4.01m x 3.84m)

UPVC double glazed window, central heating radiator, smoke alarm and open to reception room two.

Reception Room Two

10'2 x 9' (3.10m x 2.74m)

UPVC double glazed window, central heating radiator and door to kitchen.

Kitchen

10'1 x 9'6 (3.07m x 2.90m)

UPVC double glazed window, central heating radiator, panelled wall and base units, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, integrated main boiler, part tiled elevation, tiled floor, part panel elevation and UPVC frosted door to rear.

First Floor

Landing

10'1 x 5'1 (3.07m x 1.55m)

Wood effect laminate flooring, UPVC double glazed frosted window, loft access, doors to three bedrooms, WC and shower room.

Bedroom One

13'1 x 11'2 (3.99m x 3.40m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'7 x 10'3 (3.53m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'3 x 8'2 (2.51m x 2.49m)

UPVC double glazed window, central heating radiator and storage.

Shower Room

7'10 x 5'2 (2.39m x 1.57m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, enclosed direct feed shower, part tiled elevation, wood effect laminate flooring and storage.

WC

4'4 x 2'6 (1.32m x 0.76m)

Low flush WC, part tiled elevation and UPVC double glazed frosted window.

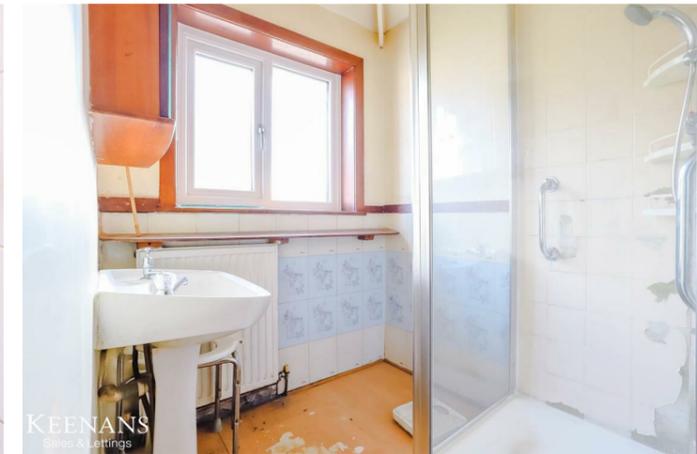
External

Front

Enclosed laid to lawn garden, paving and gravel chip.

Rear

Enclosed paved yard, stone built outhouse.



Tel: 01254389384

www.keenans-estateagents.co.uk