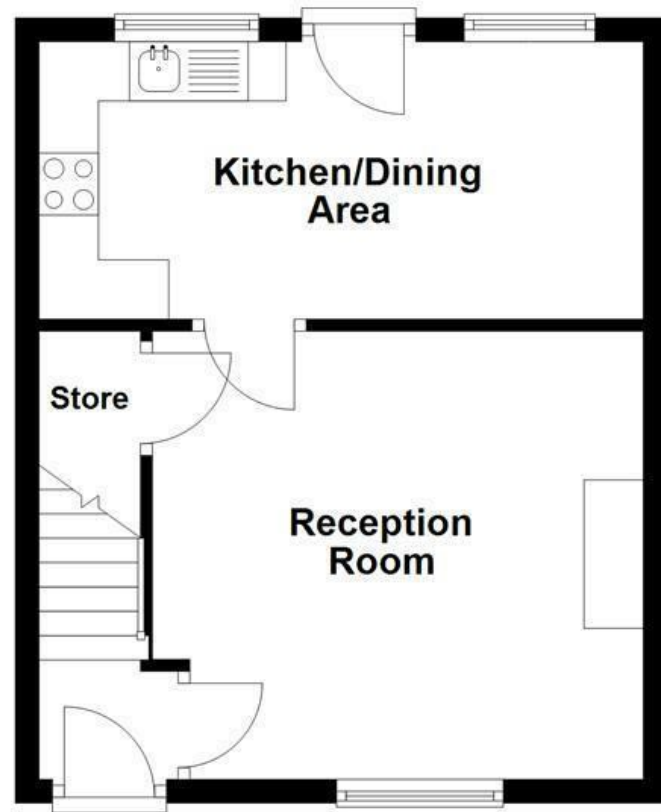
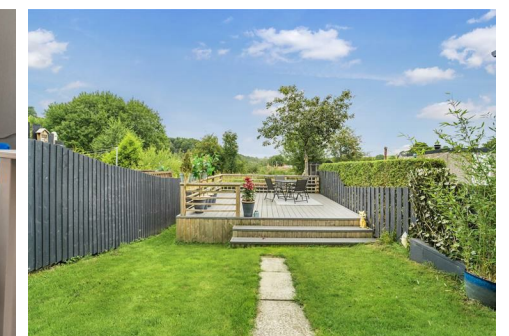
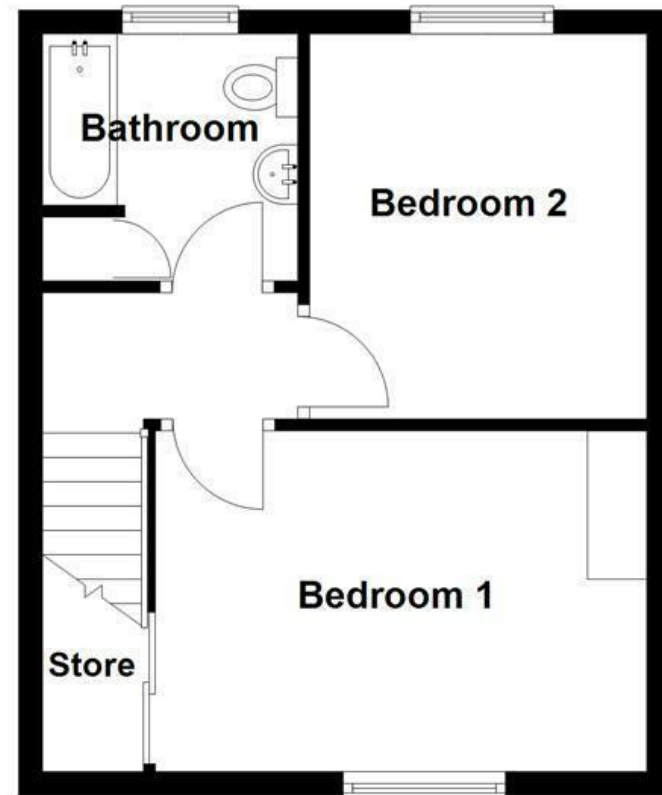


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(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.

## St Annes Crescent, Waterfoot, BB4 9TL

### £160,000

#### DECEPTIVELY SPACIOUS TWO BEDROOM HOME

Nestled in the sought-after area of St Annes Crescent, Waterfoot, this mid-terrace house presents a wonderful opportunity for those seeking a deceptively spacious two-bedroom home. Upon entering, you will be greeted by a generous living room that flows seamlessly into a well-appointed dining kitchen, perfect for both entertaining guests and enjoying family meals.

The property boasts two double bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal choice for couples, small families, or even those looking to downsize.

One of the standout features of this home is the charming rear garden, which offers pleasant views and a tranquil space to unwind. Whether you wish to cultivate your green thumb or simply enjoy the outdoors, this garden is sure to impress. Additionally, the property includes a driveway, providing convenient off-road parking, a valuable asset in today's busy world.

Situated in a desirable location, this home benefits from good access to nearby amenities, ensuring that daily necessities are just a stone's throw away. Commuters will appreciate the excellent transport links, making it easy to travel to surrounding areas.



# St Annes Crescent, Waterfoot, BB4 9TL

## £160,000

 **2**  **1**  **1**  **C**

- Exquisite Mid Terrace Property
  - Contemporary Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating C
- Two Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Immaculate Rear Garden
  - Council Tax Band A

### Ground Floor

#### Entrance Hall

3'10 x 3'0 (1.17m x 0.91m)

Composite double glazed frosted front door, central heating radiator, door to reception room and stairs to first floor.

#### Reception Room

13'7 x 12'5 (4.14m x 3.78m)

UPVC double glazed window, central heating radiator, wall inset fire, television point, under stairs storage and door to kitchen/dining area.

#### Kitchen/Dining Area

16'9 x 7'8 (5.11m x 2.34m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, integrated oven with four ring gas hob, tiled splashback, stainless steel sink and drainer with traditional taps, plumbing for washing machine, space for fridge freezer, wood effect flooring and composite double glazed door to rear.

### First Floor

#### Landing

Loft access, smoke detector, doors leading to two bedrooms and bathroom.

#### Bedroom One

13'9 x 9'5 (4.19m x 2.87m)

UPVC double glazed window, central heating radiator, fitted wardrobe and wood effect flooring.

#### Bedroom Two

10'11 x 9'4 (3.33m x 2.84m )

UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bathroom

7'11 x 7'0 (2.41m x 2.13m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap and rinse head, partially tiled elevations, linen closet and wood effect flooring.

### External

#### Rear

Laid to lawn garden and elevated composite decking.

#### Front

Paving and driveway.



Tel: 01706215618

www.keenans-estateagents.co.uk