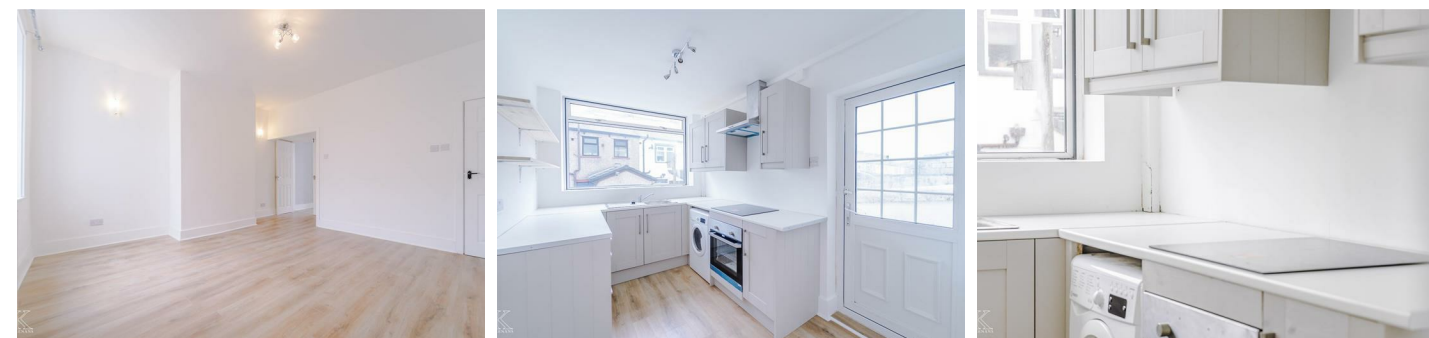




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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.

## York Street, Accrington, BB5 4JJ

### £700

#### VERSATILE FAMILY HOME IN THE HEART OF TOWN

Welcome to this charming mid-terrace house located on York Street in the heart of Church, Accrington. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably.

The modern decor and appliances throughout the house add a touch of elegance and convenience to your daily life. The property's bathroom ensures that your daily routines are both stylish and functional.

Conveniently situated close to local amenities and motorway links, this house offers the perfect blend of suburban tranquillity and urban accessibility. Whether you're looking to run errands, enjoy a meal at a nearby restaurant, or commute to work, everything you need is within easy reach.

One of the bedrooms can be cleverly transformed into a versatile office space, providing you with the flexibility to work from home or pursue your hobbies without sacrificing a bedroom. Additionally, the multiple reception rooms offer endless possibilities for creating the perfect living space tailored to your needs and preferences.

This property is a fantastic opportunity for a growing family seeking a comfortable and well-connected home. Don't miss out on the chance to make this lovely house your own and start creating lasting memories in this welcoming community.

If you would like any further information or have any questions at all please feel free to contact our lettings team at your convenience.

# York Street, Accrington, BB5 4JJ

£700



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

## Ground Floor

## Rear

Flagged yard.

### Vestibule

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

UPVC entrance door, dado rail, laminate flooring and door to hall.

### Hall

11' x 3' (3.35m x 0.91m)

Central heating radiator, stairs to first floor and door to reception room.

### Reception Room One

UPVC double glazed window, central heating radiator, feature brick fireplace, meter cupboard and laminate flooring.

### Reception Room Two

14'2 x 14 (4.32m x 4.27m)

UPVC double glazed window, central heating radiator, laminate floor and doors to reception room one and kitchen.

### Kitchen

11' x 7' (3.35m x 2.13m)

UPVC double glazed window, central heating radiator, laminate wall and base units with laminate worktops, single oven, four ring electric hob, extractor, stainless steel sink with drainer and mixer tap, space for fridge freezer, plumbed for washing machine, laminate flooring and UPVC door to rear.

## First Floor

### Landing

10'5 x 5'10 (3.18m x 1.78m)

Central heating radiator, loft access, smoke alarm, stairs to bedroom three and doors to two bedrooms and bathroom.

### Bedroom One

14'1 x 12'9 (4.29m x 3.89m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'7 x 7'5 (3.23m x 2.26m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'11 x 7'9 (2.41m x 2.36m)

Skylight, central heating radiator and spotlights.

### Bathroom

6' x 6'6 (1.83m x 1.98m)

UPVC double glazed frosted window, central heated towel rail, panelled bath with direct feed shower over, dual flush WC, vanity topped wash basin and vinyl flooring.

## External

### Front

Gated courtyard.



Tel:

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)