

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	

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Exchange Street, Accrington, BB5 0JD

£700

A FANTASTIC THREE BEDROOM MID TERRACE PROPERTY IN THE POPULAR AREA OF ACCRINGTON

Welcome to Exchange Street, Accrington - a charming location for this delightful three-bedroom mid-terrace house. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With three cosy bedrooms, there's plenty of space for the whole family to enjoy. The bathroom provides convenience for busy mornings or unwinding after a long day.

Situated in a convenient location, you'll find everything you need within easy reach. The outside yard offers a lovely space to enjoy some fresh air or perhaps create your own little garden oasis.

Don't miss out on the opportunity to make this house your home.

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Exchange Street, Accrington, BB5 0JD

£700



- Tenure Leasehold
- On Street Parking
- Two Spacious Reception Rooms
- Viewing Essential
- Council Tax Band A
- Mid Terraced Property
- Enclosed Ample Sized Rear Yard
- EPC Rating C
- Three Bedrooms
- Ideal Family Home

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

4'1" x 2'11" (1.24m x 0.89m)

Coving and door to hallway.

Hallway

11'9" x 2'11" (3.58m x 0.89m)

Central heating radiator, doors to two reception rooms and under stairs storage.

Reception Room One

12'11" x 10'11" (3.94m x 3.33m)

UPVC double glazed window, central heating radiator, coving and television point.

Reception Room Two

13'6" x 11'1" (4.11m x 3.38m)

UPVC double glazed window, central heating radiator, electric fire, central heating radiator, television point, door to kitchen door to stairs to the first floor.

Kitchen

10' x 6'8" (3.05m x 2.03m)

UPVC double glazed window, UPVC door to rear, gloss wall and base units, laminate work tops, oven with four ring electric hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, part tiled elevation and laminate flooring.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

13'7" x 8'11" (4.14m x 2.72m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

6'6" x 5'4" (1.98m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and overhead direct feed shower, tiled elevation and laminate flooring.

Bedroom Two

9'3" x 7'9" (2.82m x 2.36m)

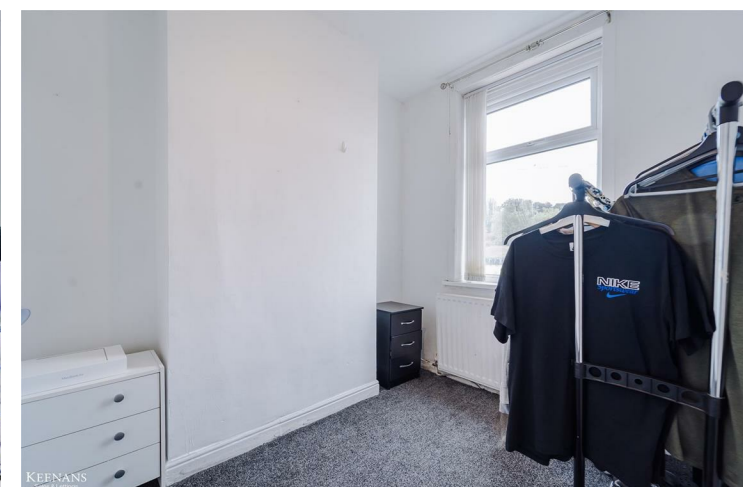
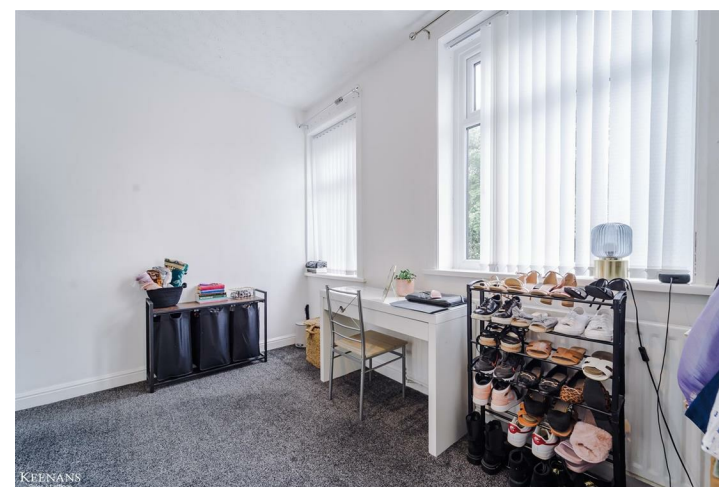
UPVC double glazed window and central heating radiator.

Second Floor

Bedroom Three

10'5" x 8'7" (3.18m x 2.62m)

Hard wood Velux window and central heating radiator.



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