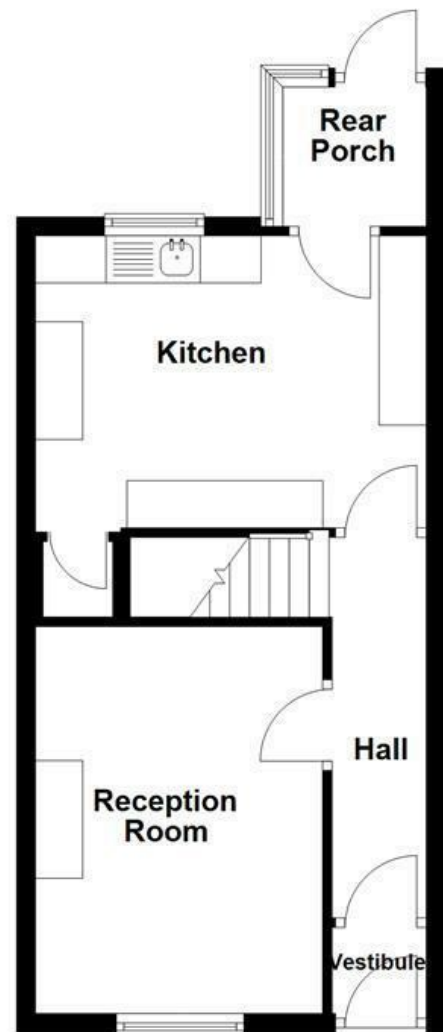
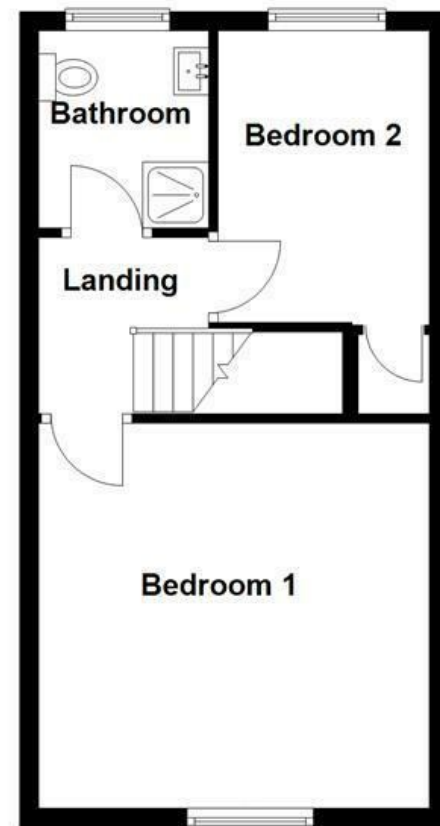


Ground Floor



First Floor



| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>87</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            | <b>70</b>                  |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

## John Street, Accrington, BB5 4JL

### £725

#### TWO-BEDROOM TERRACE IN ACCRINGTON

Nestled on John Street in the charming area of Church, Accrington, this delightful mid-terrace house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a generous reception room, providing an inviting space for relaxation and entertaining guests. The heart of the home features a well-appointed kitchen and dining area, complete with a utility room that adds to the convenience of daily living.

This property boasts two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The layout is thoughtfully designed to maximise space and light, making it an ideal choice for small families or professionals seeking a comfortable abode.

Outside, the low-maintenance rear yard presents an excellent opportunity for outdoor enjoyment without the burden of extensive upkeep. Whether you envision a quaint garden space or a cosy area for al fresco dining, this yard is a blank canvas awaiting your personal touch.

With its appealing features and practical layout, this mid-terrace house on John Street is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this charming property your new home.

# John Street, Accrington, BB5 4JL

## £725

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

- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- Two Bedrooms
- Three Piece Shower Room
- Spacious Reception Room
- Enclosed Rear Yard

### Ground Floor

#### Vestibule

3'3 x 3' (0.99m x 0.91m)

UPVC double glazed frosted entrance door, part tiled elevation and door to hall.

#### Hall

13'8 x 3'3 (4.17m x 0.99m)

Central heating radiator, picture rail, stairs to first floor and doors to reception room and kitchen.

#### Reception Room

13'6 x 10' (4.11m x 3.05m)

UPVC double glazed window, central heating radiator, electric fire and marble effect hearth and surround.

#### Kitchen

13'10 x 10'2 (4.22m x 3.10m)

UPVC double glazed window, wall and base units, wood effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding cooker, fridge freezer included, plumbing for washing machine (included), under unit lighting, under stairs storage, wood effect flooring and door to rear porch.

#### Rear Porch

5' x 4'10 (1.52m x 1.47m)

UPVC double glazed windows, wood effect flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

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

Doors to two bedrooms and shower room.

#### Bedroom One

14' x 13'5 (4.27m x 4.09m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'3 x 7'4 (3.12m x 2.24m)

UPVC double glazed window, central heating radiator and boiler cupboard.

#### Shower Room

6'10 x 6'5 (2.08m x 1.96m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with traditional taps, electric feed shower in double enclosure, extractor fan, tiled elevation and vinyl flooring.

### External

#### Rear

Enclosed yard with gated access to rear.



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