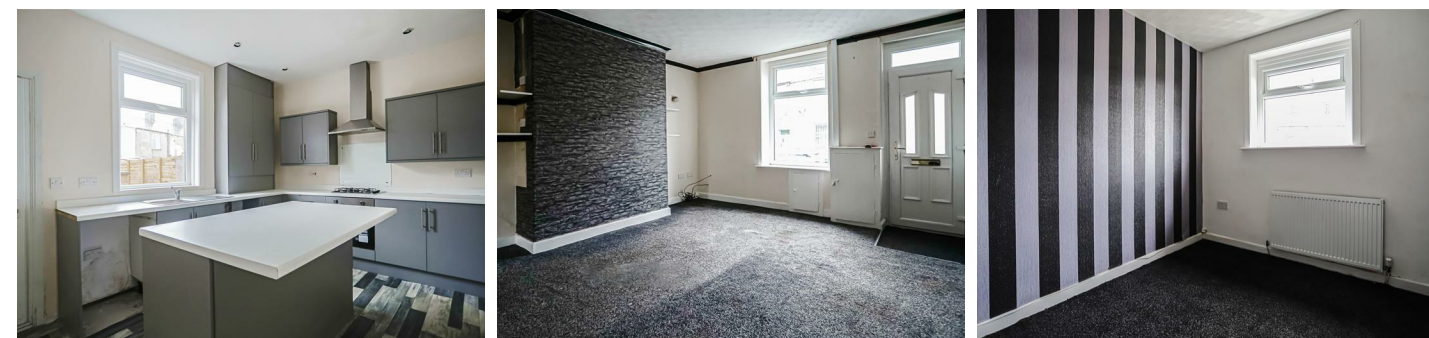


Total area: approx. 71.6 sq. metres (771.2 sq. feet)

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			82
(81-91) B			
(69-80) C			
(55-68) D	57		
(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.

Stanley Street, Accrington, BB5 6PQ

Offers Over £80,000

A PERFECT FIRST TIME HOME OR INVESTMENT OPPORTUNITY

This two bedroomed terraced property is being proudly welcomed to the market in a popular area in Accrington. Perfectly suited for a rental investor or a first time buyer looking to put their personal stamp on their home. Conveniently located to local amenities, local schools and network links to Blackburn, Burnley and major motorway links, this property should not be missed. Benefiting from a modern kitchen, spacious rooms and in a well sought after area.

Comprising briefly to the ground floor entrance via the reception room leading to a kitchen and stairs to the first floor. The first floor houses a landing which leads to two double bedrooms and a bathroom. externally, to the front is on street parking. To the rear there is a enclosed yard and off road parking.

For further information, or to arrange a viewing, please contact our Accrington team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Stanley Street, Accrington, BB5 6PQ

Offers Over £80,000



- Tenure Leasehold
- Off Road Parking
- Viewing Is Essential
- Close Proximity To Amenities
- Council Tax Band A
- Two Bedroom Mid Terraced Property
- Enclosed Rear Yard
- EPC Rating D
- Ideal Rental Investment Opportunity Or First Time Buy
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Via a UPVC double glazed frosted door to reception room.

Reception Room

14'2 x 14'1 (4.32m x 4.29m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, two feature wall lights, meter cupboard, television point, open to kitchen and inner hall.

Inner Hall

2'10 x 2'10 (0.86m x 0.86m)

Smoke alarm, wood effect lino floor, open to kitchen and stairs to first floor.

Kitchen

14'2 x 12'10 (4.32m x 3.91m)

UPVC double glazed window, central heating radiator, range of grey wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and washing machine, integrated boiler, spotlights, wood effect lino and UPVC door to rear.

First Floor

Landing

5'10 x 5'8 (1.78m x 1.73m)

Smoke alarm, loft access, over stairs storage, doors to two bedrooms and bathroom.

Bedroom One

14'2 x 14'1 (4.32m x 4.29m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13' x 8' (3.96m x 2.44m)

UPVC double glazed window and central heating radiator.

Bathroom

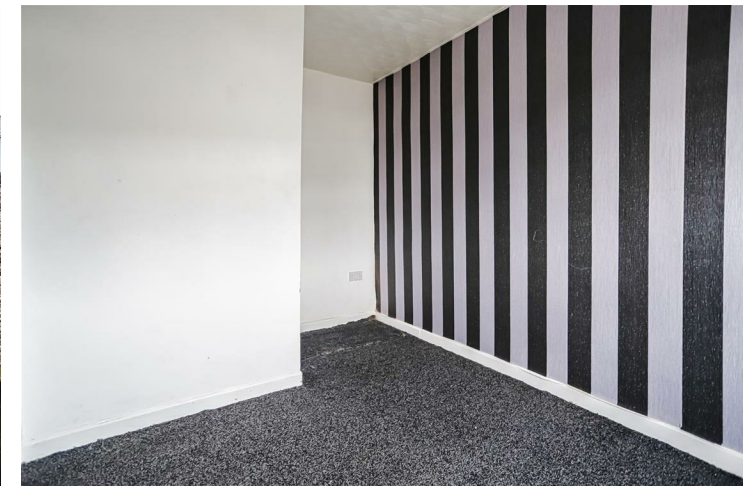
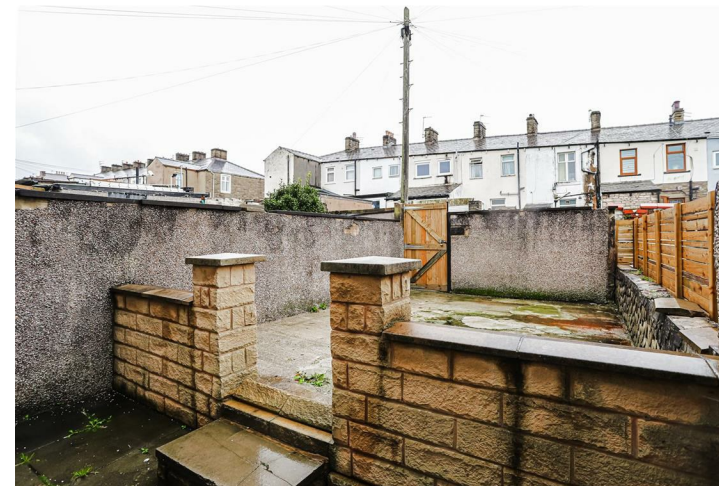
6'5 x 5'8 (1.96m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, PVC panel bath with direct feed rain fall shower, rinse head and mixer tap, PVC panel elevation, PVC panel to ceiling, extractor fan and tile effect lino.

External

Rear

Enclosed yard with off road parking.



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