



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		48	
(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.

## Whalley Road, Accrington, BB5 1BX

### £130,000

A FANTASTIC TWO BEDROOM MID TERRACED PROPERTY SOLD WITH A SITTING TENANT

This deceptively spacious two bedroom mid terraced property is being proudly welcomed to the market in the highly desirable area of Accrington. Benefitting from an abundance of indoor space with two generously sized bedrooms, two reception rooms and bursting with potential, this property is the perfect investment opportunity with no chain delay! Situated conveniently close to bus routes, amenities and network links to Blackburn, Accrington centre, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then leads to a second reception room which houses a staircase to the first floor and door to the kitchen. The first floor comprises of two generously sized bedrooms and a three piece bathroom suite. Externally, there is an easily maintainable yard to the rear and garden to the front with bedding and patio areas.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.



# Whalley Road, Accrington, BB5 1BX

£130,000



- Mid Terraced Property Sold with a Sitting Tenant
- Two Bedrooms
- Two Reception Rooms
- Three Piece Bathroom
- Perfect Investment Opportunity
- Tenure Leasehold
- EPC Rating E
- Contemporary Fitted Kitchen
- No Chain Delay
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

4'7 x 3'4 (1.40m x 1.02m)

Hardwood front entrance door, coving, tiled flooring and hardwood single glazed door to reception room one.

### Reception Room One

13'7 x 12'11 (4.14m x 3.94m)

UPVC double glazed window, central heating radiator, television point, coving and door to reception room two.

### Reception Room Two

16'2 x 13'7 (4.93m x 4.14m)

UPVC double glazed window, central heating radiator, radiant fire, television point, understairs storage, stairs to the first floor and door to the kitchen.

### Kitchen

10'9 x 6'2 (3.28m x 1.88m)

Double glazed window, range of wood effect wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, space for fridge, plumbing for washing machine, boiler, lino flooring and hardwood single glazed door to the rear.

## First Floor

### Landing

13'6 x 8'5 (4.11m x 2.57m)

Central heating radiator, smoke alarm and doors to two bedrooms and bathroom.

### Bedroom One

13'7 x 12'11 (4.14m x 3.94m)

UPVC double glazed window, central heating radiator, fitted wardrobes and over stairs storage.

### Bedroom Two

10'7 x 10'6 (3.23m x 3.20m)

UPVC double glazed window and central heating radiator.

### Bathroom

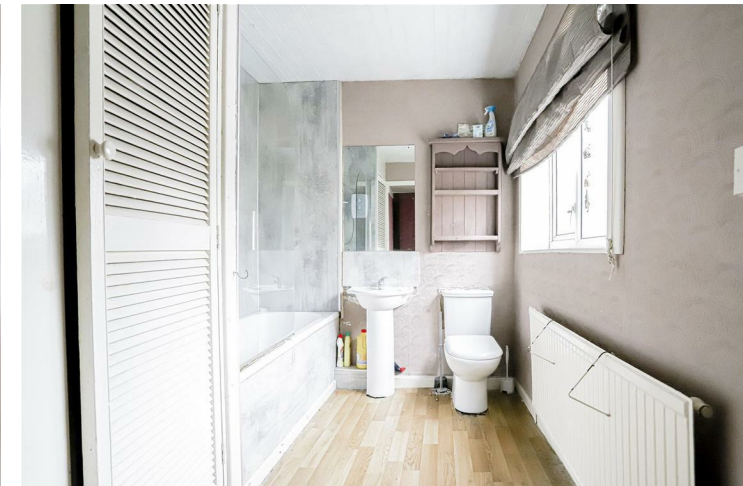
12'3 x 6'9 (3.73m x 2.06m)

UPVC double glazed frosted window, central heating radiator, panelled bath with electric feed shower overhead, pedestal wash basin, dual flush WC, part panelled elevations, fitted linen cupboard and wood effect flooring.

## External

### Rear

Enclosed rear yard.



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