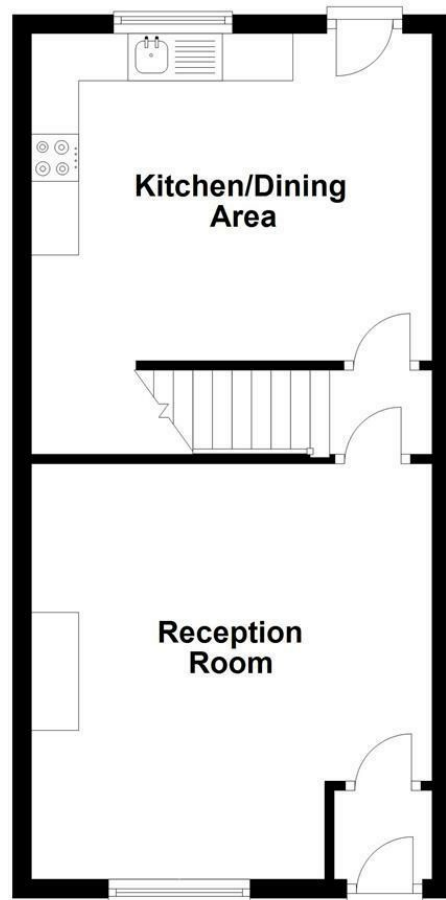
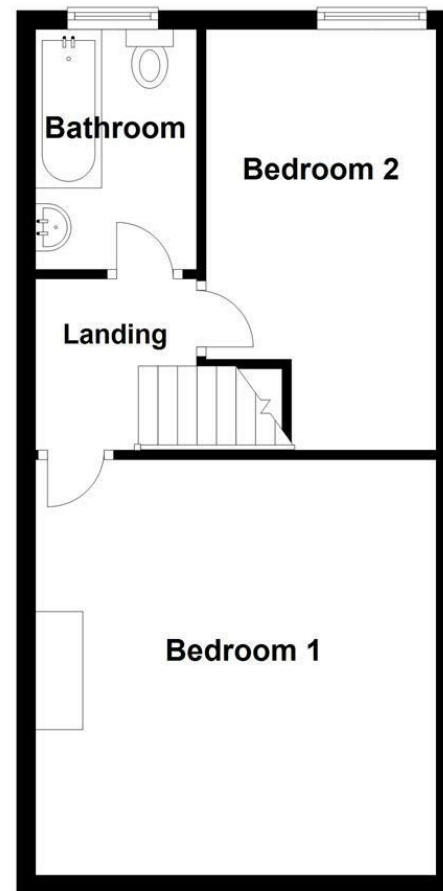


Ground Floor



First Floor



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			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

## Barnes Street, Accrington, BB5 5PG

### £70,000

AN IMPRESSIVE TERRACED PROPERTY - SOLD WITH TENANT IN SITU

Being a complete blank canvas and bursting with potential, this spacious two bedroom terraced property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. With neutral decoration and a contemporary fitted kitchen, this property is the perfect rental investment opportunity truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room which has a door leading to an inner hall with staircase to the first floor and door to the kitchen. The kitchen boasts modern wall and base units and access out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a three piece bathroom. Externally, there is an enclosed yard with a gate to shared access.

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



# Barnes Street, Accrington, BB5 5PG

£70,000



- Mid Terraced Property
- Contemporary Fitted Kitchen
- Perfect Investment Opportunity
- EPC Rating D
- Two Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Three Piece Bathroom
- Spacious Interiors
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'5 x 3'1 (1.04m x 0.94m )

UPVC front door and door to reception room.

### Reception Room

14'5 x 13'11 (4.39m x 4.24m )

UPVC double glazed window, central heating radiator, coving to ceiling, electric fire with feature surround, built-in storage cupboard housing the electric meter, wood effect flooring and door to the inner hall.

### Inner Hall

2'9 x 2'8 (0.84m x 0.81m)

Coving to ceiling, smoke alarm, tiled effect flooring, stairs leading to the first floor and open access to kitchen/dining area.

### Kitchen/Dining Area

14'5 x 11'5 (4.39m x 3.48m )

UPVC double glazed window, central heating radiator, range of grey wall, base and drawer units, laminate worktops, tiled splash backs, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated boiler, plumbing for washing machine, space for fridge freezer, tiled effect flooring, understairs storage and door to rear.

## First Floor

### Landing

Smoke alarm, coving to ceiling, doors leading to two bedrooms and bathroom.

### Bedroom One

14'4 x 13'11 (4.37m x 4.24m)

UPVC double glazed window, central heating radiator, coving to ceiling and wood effect flooring.

### Bedroom Two

14'6 x 8'7 (4.42m x 2.62m )

UPVC double glazed window, central heating radiator, coving to ceiling and wood effect flooring.

### Bathroom

8'2 x 5'4 (2.49m x 1.63m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, fully tiled elevations and vinyl flooring.

## Exterior

### Rear

Enclosed yard with gate to shared access.



Tel: 01254389384

www.keenans-estateagents.co.uk