

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) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	<b>74</b>
(69-80) <b>C</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 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.

## Dowry Street, Accrington, BB5 1AW

### Offers Over £70,000

AN ENVIABLE TWO BEDROOM TERRACED PROPERTY SOLD WITH A TENANT IN SITU

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and modern fixtures and fittings, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Accrington. With a spacious reception room, enclosed yard to the rear and two generously sized bedrooms, this fantastic property is a perfect investment! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to a fitted kitchen and staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a three piece bathroom suite. Externally there is an enclosed yard to the rear.

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 follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents

# Dowry Street, Accrington, BB5 1AW

## Offers Over £70,000



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band A
- Two Spacious Bedroom Mid Terraced Property - Sold with Sitting Tenant
- Bursting with Potential
- EPC Rating C
- Three Piece Bathroom Suite
- Easy Access To Major Network Links

### Ground Floor

#### Entrance

Via a UPVC door to reception room one.

#### Reception Room One

12'9 x 12'6 (3.89m x 3.81m)

UPVC double glazed window, central heating radiator, electric fire, integrated meter cupboard, television point, wood effect floor and open to inner hall.

#### Inner Hall

2'7 x 2'5 (0.79m x 0.74m)

Wood effect floor, open to kitchen/diner and stairs to first floor.

#### Kitchen/Diner

14'2 x 12'9 (4.32m x 3.89m)

UPVC double glazed window, central heating radiator, range of white wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer, space for oven and fridge freezer, boiler, spotlights, under stairs storage, wood effect floor and UPVC door to rear.

### First Floor

#### Landing

7'10 x 5'11 (2.39m x 1.80m)

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

#### Bedroom One

12'9 x 12'6 (3.89m x 3.81m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Two

14'2 x 6'10 (4.32m x 2.08m)

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

#### Bathroom

9' x 6' (2.74m x 1.83m)

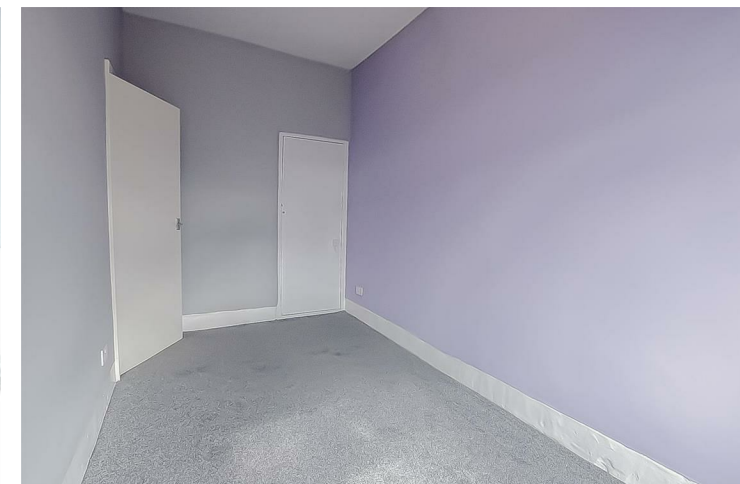
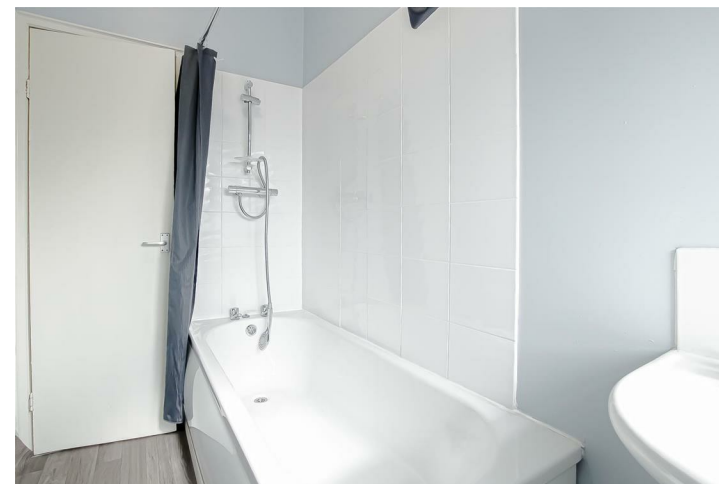
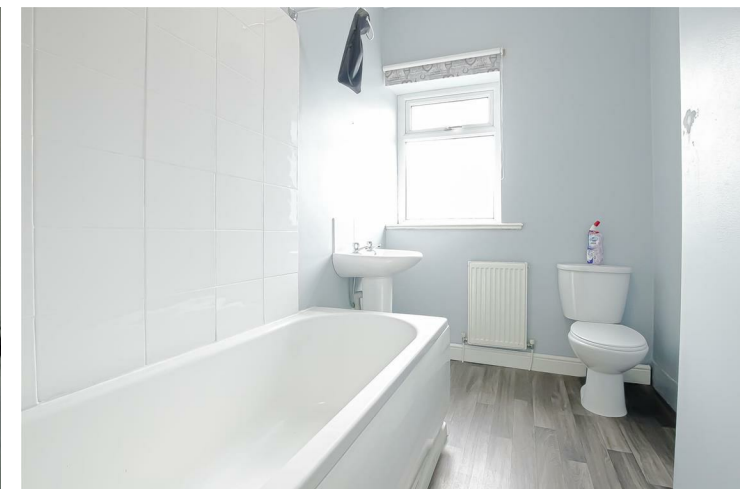
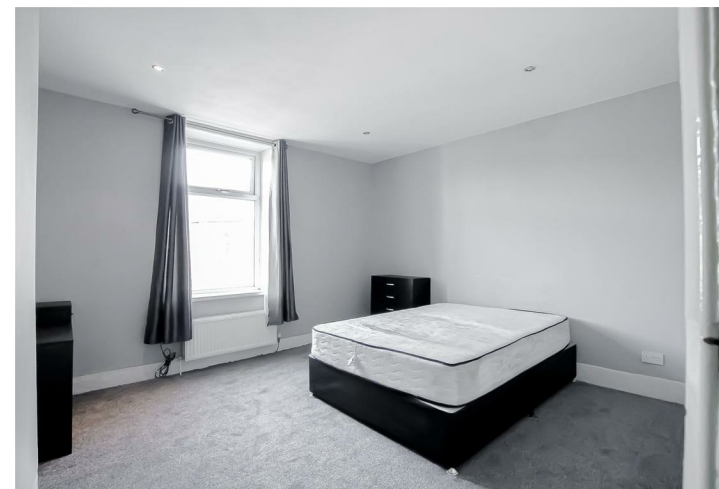
UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath with direct feed shower, pedestal wash basin, dual flush WC, part tiled elevation and wood effect lino floor.

#### External

#### External

#### Rear

Enclosed yard.



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)