



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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (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.

Canal Street, Accrington, BB5 4JU

£79,950

PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE

Nestled on the charming Canal Street, Church, Accrington, this delightful house is a perfect canvas for creating your dream family home. Boasting ample space, this property is ideal for those looking to embark on their first home project or for savvy investors seeking a promising opportunity.

Conveniently located, this house offers easy access to a variety of local amenities, ensuring that your daily needs are always within reach. Whether you're envisioning a cosy family retreat or a lucrative investment venture, this property holds endless possibilities for you to explore.

Don't miss out on the chance to transform this house into a place you'll be proud to call home. Embrace the potential that this property holds and make your dreams a reality in the heart of Accrington.

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- Terraced Property
- Two Reception Rooms
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Vestibule

4'6 x 3'5 (1.37m x 1.04m)

UPVC entrance door and door to reception room one.

Reception Room One

14'7 x 13' (4.45m x 3.96m)

UPVC double glazed window, central heating radiator, coving, log burner with stone surround and wood mantle, stairs to first floor and door to reception room two.

Reception Room Two

14'8 x 11' (4.47m x 3.35m)

UPVC double glazed window, central heating radiator wall mounted electric fire and open access to kitchen.

Kitchen

12' x 6'8 (3.66m x 2.03m)

UPVC double glazed window, white base units and laminate worktops, spotlights, integrated single oven, four ring electric hob, extractor fan, tiled splash back, stainless steel sink with draining board and mixer taps, plumbing for washing machine, space for fridge freezer, laminate floor and UPVC door to rear.

First Floor

Landing

11' x 5'6 (3.35m x 1.68m)

Loft access and doors to three bedrooms and bathroom.

Bedroom One

14'8 x 9'6 (4.47m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10' x 8'3 (3.05m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'8 x 7'9 (2.95m x 2.36m)

UPVC velux window and central heating radiator.

Bathroom

6'6 x 6'1 (1.98m x 1.85m)

UPVC double glazed window, central heating radiator, low level WC, pedestal wash basin with traditional taps, panel bath with mixer tap and direct feed shower over, part tiled elevation and laminate flooring.

External

Rear

Enclosed yard with gated access to rear.



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