



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Mountain Lane, Accrington, BB5 2LT

£80,000

THIS HOUSE IS WAITING FOR YOU TO COME RENOVATE IT TO MAKE IT YOUR OWN!

Nestled on Mountain Lane in the charming town of Accrington, this delightful two-bedroom terraced house presents a wonderful opportunity for those with a passion for renovation and a vision for their dream home.

From the moment you step inside, you'll be greeted by a sense of potential and possibility. This property is a blank canvas just waiting for your personal touch to transform it into a space that truly reflects your style and taste.

Step outside into the rear garden, and you'll find a generous outdoor space that invites creativity. Whether you dream of a tranquil oasis to unwind in after a long day or a vibrant garden bursting with life, the possibilities are endless.

Conveniently located in a sought-after area, this property is perfect for those seeking a rewarding renovation project. Don't miss out on the chance to turn this house into your ideal home - come and explore the potential that awaits you on Mountain Lane.

Mountain Lane, Accrington, BB5 2LT

£80,000



- Terraced Cottage
 - Spacious Kitchen
 - On Street Parking
 - EPC Rating: TBC
- Two Bedrooms
 - Three Piece Bathroom
 - Freehold
- Investment Opportunity
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Vestibule

7'2 x 5' (2.18m x 1.52m)

UPVC entrance door, UPVC double glazed window, coving and door to kitchen.

Kitchen

15'2 x 9'11 (4.62m x 3.02m)

UPVC double glazed window, central heating radiator, range of base units, laminate worktops, space for freestanding cooker, stainless steel sink with draining board and traditional taps, under stairs storage, laminate floor and door to hall.

Hall

18' x 2'10 (5.49m x 0.86m)

Stairs to first floor, door to reception room and door to rear.

Reception Room

13'7 x 11'1 (4.14m x 3.38m)

Hardwood single glazed window, gas heater, exposed beams, two feature wall lights, gas fire in tiled hearth and surround and wood mantle.

First Floor

Landing

8'4 x 3'8 (2.54m x 1.12m)

Smoke detector, loft access, storage cupboard and doors to two bedrooms and bathroom.

Bedroom One

15'10 x 12'7 (4.83m x 3.84m)

Two UPVC double glazed windows and storage heater.

Bedroom Two

15'1 x 8'4 (4.60m x 2.54m)

Hardwood single glazed window and storage heater.

Bathroom

8'2 x 5'1 (2.49m x 1.55m)

Spotlights, WC, pedestal wash basin with traditional taps, panel bath with traditional taps, extractor fan, part tiled elevations and laminate flooring.

External

Front

Courtyard.

Rear

Laid to lawn and bedding area.

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