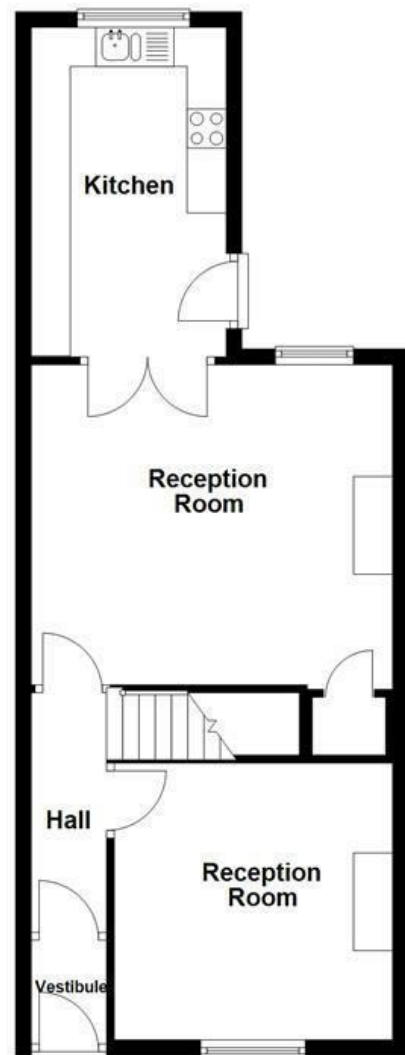
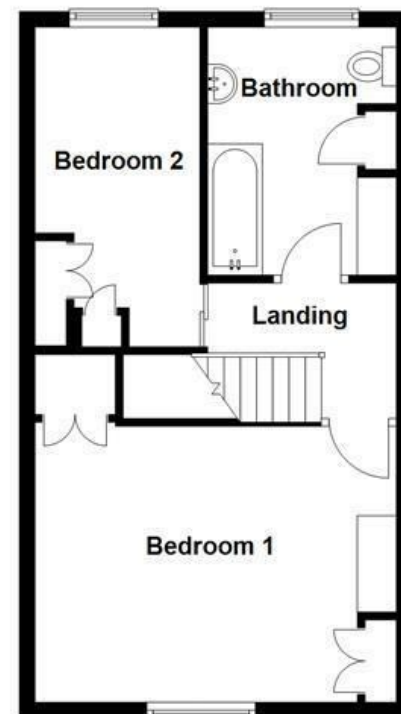



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

Aitken Street, Accrington, BB5 6AX

Offers Over £90,000

A FANTASTIC FIRST TIME HOME

With spacious rooms and no chain delay, this fantastic mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. Bursting with potential, this property is a complete blank canvas for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Blackburn and major motorway links. With two generously sized bedrooms, two living areas and being situated only a stones throw away from the ever popular town centre, this property is the perfect home for any small family or couple!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads through to a fantastic kitchen extension. The first floor comprises of doors on to two bedrooms and a bathroom. Externally there is an enclosed yard to the rear and courtyard to the front.

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

Aitken Street, Accrington, BB5 6AX

Offers Over £90,000

 2  1  2  D

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

Ground Floor

Vestibule

4'2 x 3'2 (1.27m x 0.97m)
UPVC double glazed frosted entrance door, coving, picture rail, tiled elevation, tiled floor and hardwood single glazed frosted door to hall.

Hall

10'7 x 3'2 (3.23m x 0.97m)
Central heating radiator, coving, feature wall lights, dado rail, wood effect laminate flooring, stairs to first floor and hardwood single glazed frosted doors to two reception rooms.

Reception Room One

11'7 x 11'5 (3.53m x 3.48m)
UPVC double glazed window, central heating radiator, coving, three feature wall lights, gas fire with granite hearth and surround, integrated alcove storage and TV point.

Reception Room Two

15'2 x 13'5 (4.62m x 4.09m)
UPVC double glazed window, central heating radiator, coving, gas fire with granite effect hearth, under stairs storage, wood effect laminate flooring and single glazed double doors to kitchen.

Kitchen

13'10 x 8'2 (4.22m x 2.49m)
UPVC double glazed window, coving, range of panelled wall and base units, wood effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric double oven in high rise unit, four burner gas hob, extractor hood, space for undercounter fridge and undercounter freezer, plumbing for washing machine, space for dryer, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

7'11 x 5'8 (2.41m x 1.73m)
Coving, loft access, feature wall light and doors to two bedrooms and bathroom.

Bedroom One

15'2 x 11'7 (4.62m x 3.53m)
UPVC double glazed window, coving, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

13'5 x 6'11 (4.09m x 2.11m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bathroom

10'5 x 7'11 (3.18m x 2.41m)
UPVC double glazed frosted window, central heating radiator, coving, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, linen cupboard, tiled elevation and wood effect laminate flooring.

External

Front

Paved courtyard.

Rear

Enclosed yard with outbuilding and gated access to rear street.

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