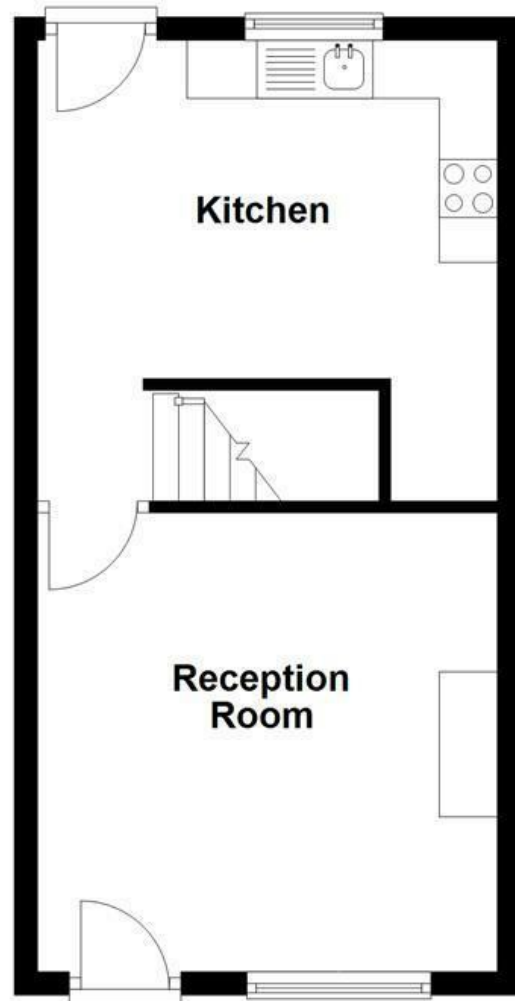
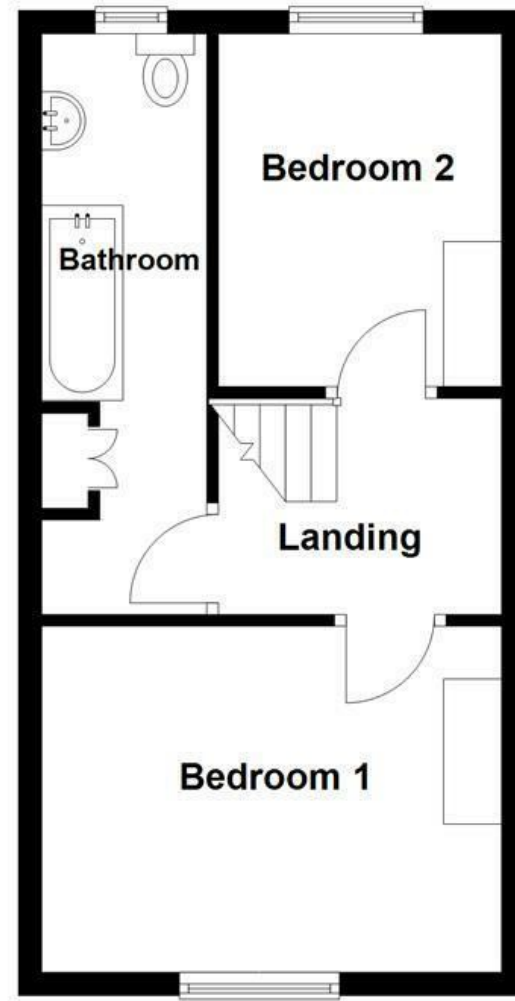


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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	

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.

Nelson Street, Accrington, BB5 2HQ

£80,000

SPACIOUS TERRACED HOME

Nestled on the charming Nelson Street in Accrington, this spacious terraced home presents an excellent opportunity for first-time buyers seeking a comfortable and welcoming residence. The property boasts generous living spaces, allowing for both relaxation and entertaining, making it a perfect canvas for personalisation.

The location is particularly advantageous, as it is conveniently situated near a variety of local amenities. Residents will find themselves just a short stroll away from shops, cafes, and essential services, ensuring that daily needs are easily met. The vibrant community atmosphere of Accrington adds to the appeal, providing a sense of belonging and connection.

This home is not only a practical choice but also a delightful one, offering the potential for a warm and inviting environment. With its spacious layout and proximity to local conveniences, this property is an ideal starting point for those looking to embark on their homeownership journey. Don't miss the chance to make this lovely house your new home.

Nelson Street, Accrington, BB5 2HQ
£80,000

**2**

**1**

**1**

**C**

- Mid Terraced Property
 - Three Piece Bathroom
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms
 - Fitted Kitchen
 - Leasehold
- One Reception Room
 - Rear Yard
 - Council Tax Band: A

Ground Floor

Reception Room

13' x 13' (3.96m x 3.96m)

UPVC entrance door, UPVC double glazed window, central heating radiator, radiant fire, wood effect flooring and door to kitchen.

Kitchen

13' x 9' (3.96m x 2.74m)

UPVC double glazed window, central heating radiator, wood panel wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, boiler, under stairs storage, wood effect flooring, stairs to first floor and UPVC door to rear.

First Floor

Landing

7'1 x 6'1 (2.16m x 1.85m)

Doors to two bedrooms and bathroom.

Bedroom One

13' x 10' (3.96m x 3.05m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10' x 7'5 (3.05m x 2.26m)

UPVC double glazed window and central heating radiator.

Bathroom

16' x 4'8 (4.88m x 1.42m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, storage cupboard, part tiled elevation and tiled floor.

External

Rear

Yard.

