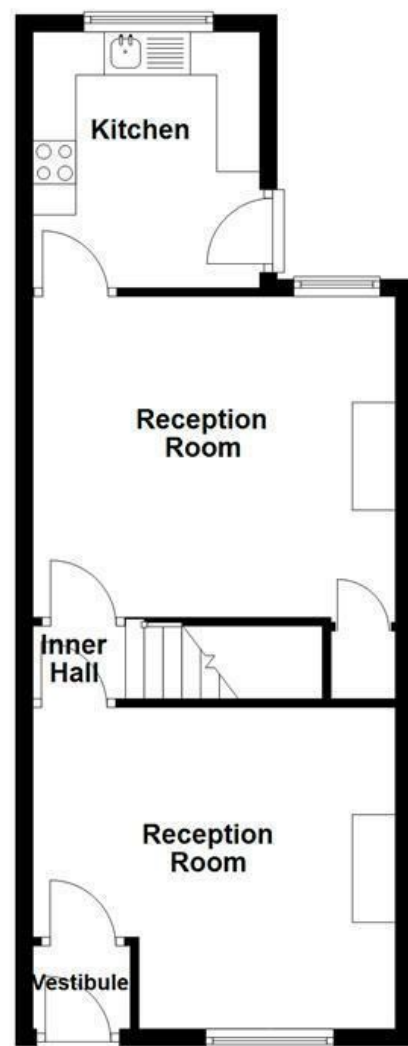
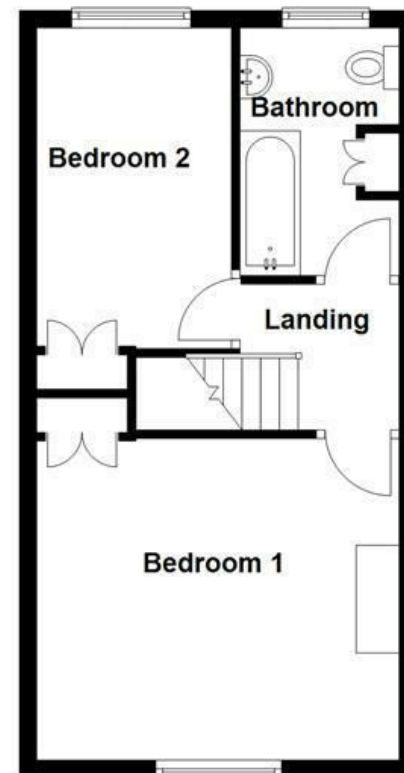


Ground Floor



First Floor



Bold Street, Accrington, BB5 6RH

Offers Over £90,000

TWO BEDROOM MID TERRACE PROPETRY IN THE HEART OF ACCRINGTON

This charming mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. With two well-proportioned bedrooms, this property offers ample space for relaxation and rest.

Upon entering, you are greeted by two spacious reception rooms, one with log burner, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and inviting, allowing for a seamless flow between the living areas. The family bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the large rear yard, providing a private outdoor space ideal for gardening, children's play, or simply unwinding in the fresh air. This outdoor area enhances the overall appeal of the home, offering a perfect retreat from the hustle and bustle of daily life.

Situated in a great town location, this property is close to a variety of amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike. The vibrant community of Accrington offers a welcoming atmosphere, ensuring that you will feel right at home.

In summary, this terraced house on Bold Street combines comfort, space, and a prime location, making it a wonderful opportunity for anyone looking to settle in this charming area. Do not miss the chance to make this lovely property your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Bold Street, Accrington, BB5 6RH
Offers Over £90,000

 2  1  2  E

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

Ground Floor

Vestibule
3'9 x 3'2 (1.14m x 0.97m)
UPVC double glazed frosted entrance door and door to reception room one.

Reception Room One
13'10 x 12'3 (4.22m x 3.73m)
UPVC double glazed window, central heating radiator, coving, gas fire and door to inner hall.

Inner Hall
Stairs to first floor and door to reception room two.

Reception Room Two
13'2 x 12'3 (4.01m x 3.73m)
UPVC double glazed window, central heating radiator, coving, log burning stove, slate effect hearth, under stairs storage and door to kitchen.

Kitchen
9'9 x 8'8 (2.97m x 2.64m)
UPVC double glazed window, wall and base units, laminate worktops, composite sink with draining board and traditional taps, space for freestanding cooker, space for fridge, space for freezer, plumbing for washing machine, space for dryer and UPVC door to rear.

First Floor

Landing
6'2 x 5'9 (1.88m x 1.75m)
Loft access, smoke alarm and doors to two bedrooms and bathroom.

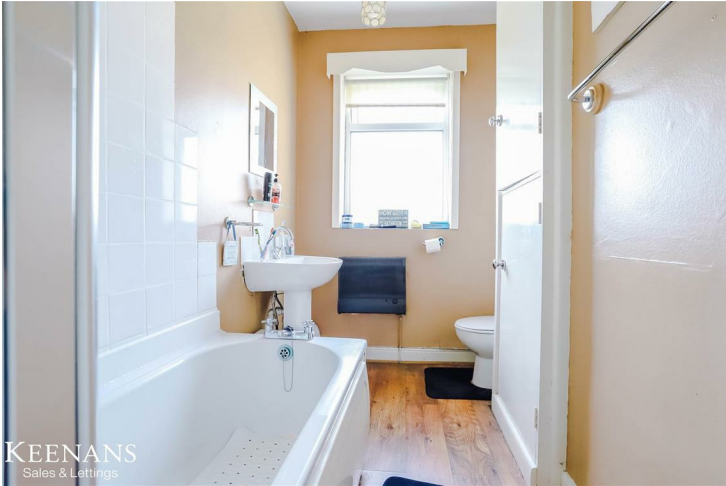
Bedroom One
13'1 x 12'5 (3.99m x 3.78m)
UPVC double glazed window and over stars storage.

Bedroom Two
12'7 x 6'10 (3.84m x 2.08m)
UPVC double glazed window and over stars storage.

Bathroom
9'5 x 6'1 (2.87m x 1.85m)
UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, storage, part tiled elevation and wood effect lino flooring.

External

Rear
Artificial lawn, stone chips and gated access to rear.



Tel: 01254389384

www.keenans-estateagents.co.uk