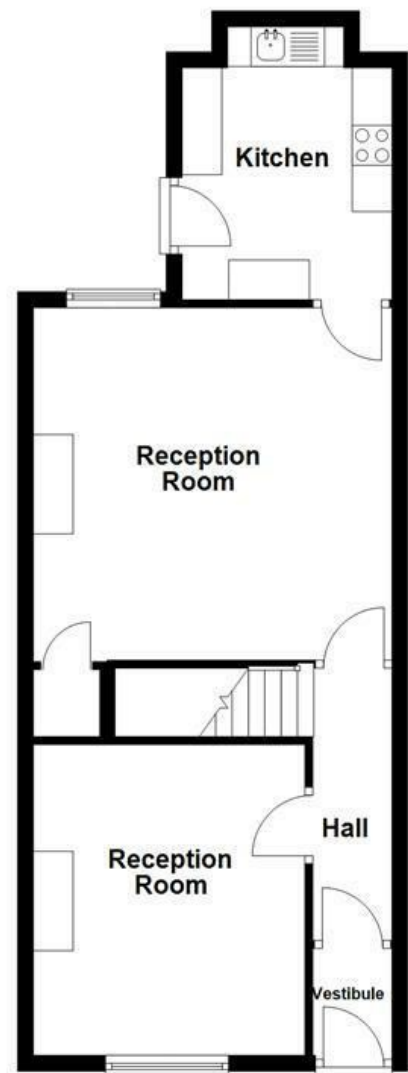
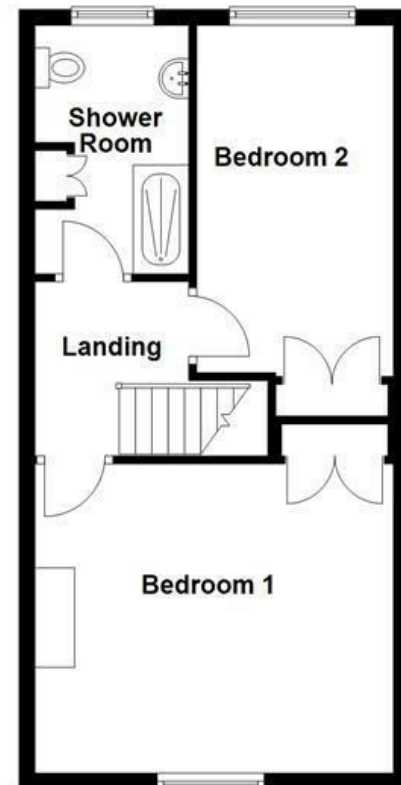



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Avenue Parade, Accrington, BB5 6QN

### £125,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Located in the desirable Avenue Parade in Accrington, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious bedrooms, providing ample room for relaxation and personal space. The two well-appointed reception rooms offer versatility, perfect for entertaining guests or enjoying quiet evenings at home.

The kitchen is functional and ready for your personal touch, making it an ideal space for culinary enthusiasts. Additionally, the property features both a front and rear yard, allowing for outdoor enjoyment and potential for gardening or al fresco dining.

Situated in a sought-after location, this home benefits from a vibrant community atmosphere while remaining conveniently close to local amenities and transport links. With no chain involved, this property is ready for you to move in and make it your own.

This delightful terraced house is a rare find and is sure to attract considerable interest. Do not miss the chance to view this lovely home in Accrington.



# Avenue Parade, Accrington, BB5 6QN

## £125,000

 **2**  **1**  **2**  **D**

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Shower Room
  - Tenure: Freehold
- Two Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

**Vestibule**  
4'5 x 3'3 (1.35m x 0.99m)  
UPVC entrance door, coving, tiled floor and door to hall.

**Hall**  
11'3 x 3'3 (3.43m x 0.99m)  
Central heating radiator, coving, stairs to first floor and door to two reception rooms.

**Reception Room One**  
12'10 x 11'1 (3.91m x 3.38m)  
UPVC double glazed window, central heating radiator, coving, picture rail and wall mounted electric fire,

**Reception Room Two**  
14'10 x 14'7 (4.52m x 4.45m)  
UPVC double glazed window, central heating radiator, coving, gas fire, tiled hearth and surround, wood mantle and door to kitchen.

**Kitchen**  
9'7 x 8'8 (2.92m x 2.64m)  
UPVC double glazed box window, central heating radiator, loft access, smoke alarm, wood panel wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, part tiled elevation, wood effect lino flooring and hardwood door to rear.

### First Floor

**Landing**  
8'5 x 6'4 (2.57m x 1.93m)  
Smoke alarm, coving and doors to two bedrooms and shower room.

**Bedroom One**  
14'8 x 12'8 (4.47m x 3.86m)  
UPVC double glazed window, central heating radiator, storage and feature fireplace.

**Bedroom Two**  
14'4 x 8'3 (4.37m x 2.51m)  
UPVC double glazed window, central heating radiator and storage.

**Shower Room**  
10'3 x 6'7 (3.12m x 2.01m)  
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, direct feed shower in walk in double enclosure, storage, extractor fan, part tiled elevation and tile effect lino flooring.

### External

**Front**  
Enclosed paved courtyard and bedding areas.

### Rear

Enclosed yard with paving, bedding areas, stone chips and gated access to rear.



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