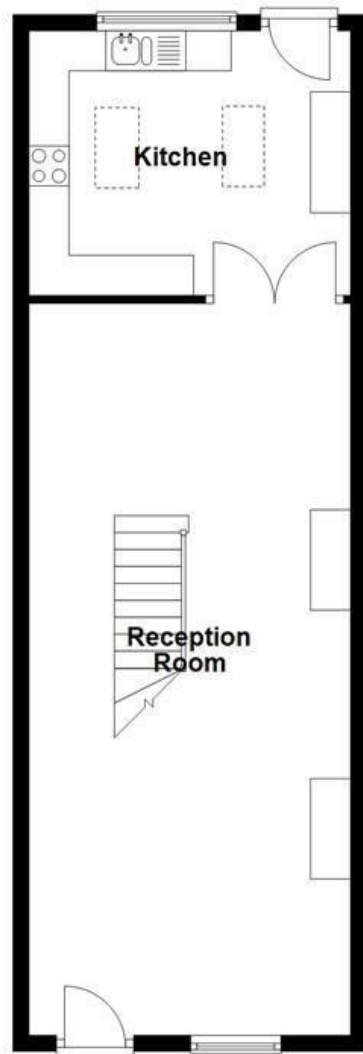
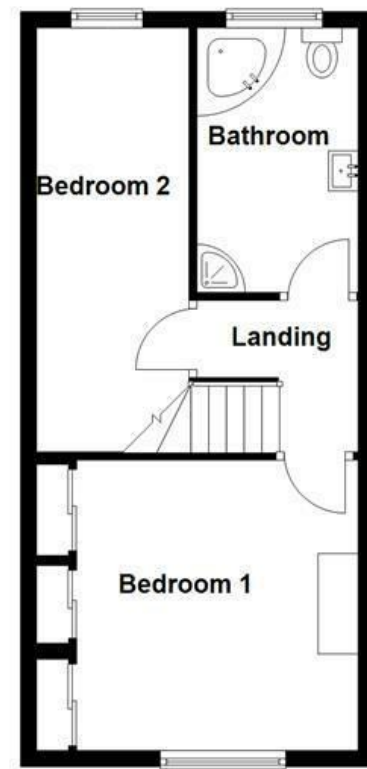


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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.

## Pansy Street South, Accrington, BB5 4BS

### Offers Over £115,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Located in the heart of Accrington on Pansy Street South, this charming mid-terrace house offers a delightful blend of comfort and convenience. With two spacious bedrooms, this property is perfect for small families, couples, or individuals seeking a welcoming home.

As you enter, you are greeted by a large reception room that provides ample space for relaxation and entertaining. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The layout is both practical and inviting, ensuring that you can enjoy your culinary adventures with ease.

Outside, the property boasts both a front and rear yard, providing private outdoor space for gardening, barbecues, or simply enjoying the fresh air. The location is particularly advantageous, as it is situated close to a variety of amenities, making daily errands and leisure activities easily accessible.

This house is not just a place to live; it is a home that offers a comfortable lifestyle in a vibrant town. With its appealing features and prime location, this property is an excellent opportunity for those looking to settle in Accrington. Don't miss the chance to make this lovely house your new home.



# Pansy Street South, Accrington, BB5 4BS

## Offers Over £115,000



- Mid Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating: TBC
- Two Bedrooms
- Modern Four Piece Bathroom
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Rear Yard
- Council Tax Band: A

### Ground Floor

#### Reception Room

29'11 x 13'2 (9.12m x 4.01m)  
UPVC double glazed frosted entrance door, UPVC double glazed window, two central heating radiators, wall mounted electric fire, wood effect laminate flooring, stairs to first floor and UPVC double glazed French doors to kitchen.

#### Kitchen

11'7 x 10'10 (3.53m x 3.30m)  
UPVC double glazed window, two Velux windows, upright central heating radiator, spotlights, wood effect wall and base units, wood effect worktops, integrated double oven, for ring electric hob, extractor hood, one and half bowl stainless steel sink with draining board and mixer tap, integrated washing machine, space for American style fridge freezer, part tiled elevation, tiled floor and UPVC frosted door to rear.

### First Floor

#### Landing

9'2 x 6' (2.79m x 1.83m)  
Smoke alarm, wood effect laminate floor and doors to two bedrooms and bathroom.

#### Bedroom One

11'11 x 10'11 (3.63m x 3.33m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

17'4 x 6'3 (5.28m x 1.91m)  
UPVC double glazed window, central heating radiator, loft access and wood effect laminate flooring.

#### Bathroom

11'4 x 6'5 (3.45m x 1.96m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, corner panel bath with water jets and mixer tap, direct feed shower in corner enclosure, tiled elevation and lino flooring.

### External

#### Front

Courtyard.

#### Rear

Enclosed paved yard and gated access to rear.



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