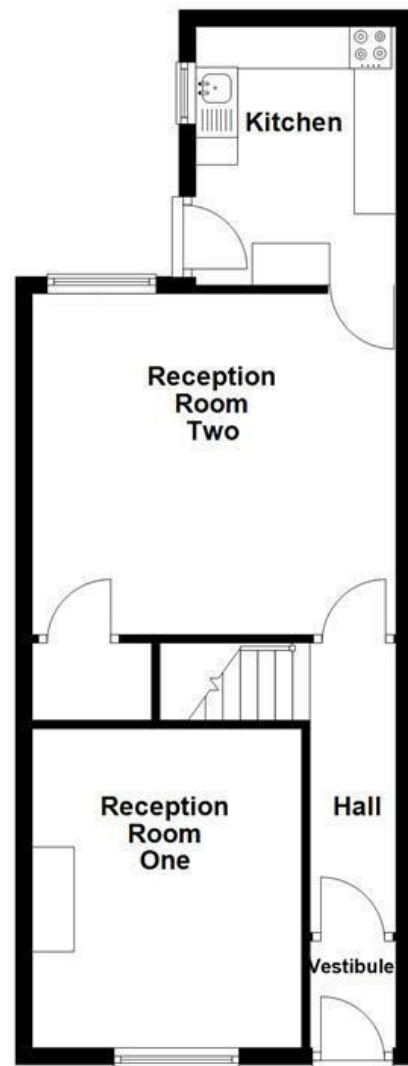
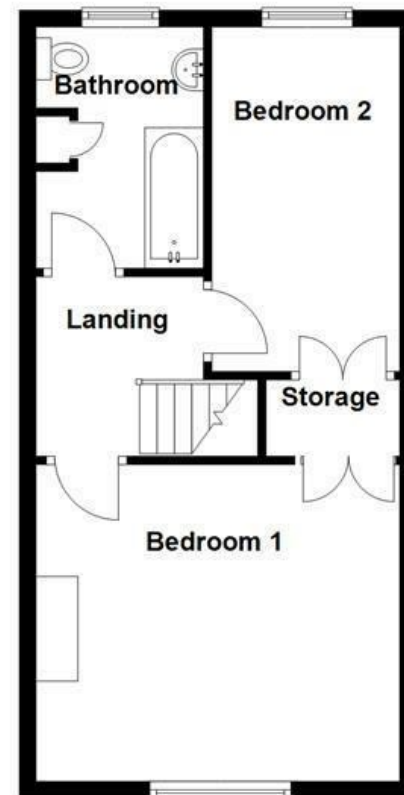



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Elmfield Street, Church, BB5 4DZ

£99,950

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Situated on Elmfield Street in the sought after area of Church, Accrington, this spacious mid-terrace house offers a perfect blend of comfort and convenience. With two spacious bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into two inviting reception rooms, providing ample space for relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a pleasure. The family bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

One of the standout features of this property is the large rear yard, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the outdoor storage and convenient WC add to the practicality of the home, catering to all your storage needs.

Situated in a great location, this house is close to local schools and amenities, making it an excellent choice for families. The surrounding area offers a friendly community atmosphere, with easy access to shops and services.

This property presents a wonderful opportunity to own a charming home in a desirable location. Don't miss the chance to make this lovely house your own.

Elmfield Street, Church, BB5 4DZ

£99,950

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

- Tenure Leasehold
 - On Street Parking
 - Ample Rear Yard Space
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Ideal First Time Buy Or Investment Opportunity
 - Generously Sized Bedrooms
- EPC Rating D
 - Bursting With Potential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Hard wood part frosted door to vestibule.

Vestibule

4'3 x 3'4 (1.30m x 1.02m)

Tiled elevation, meter cupboard, tiled floor and door to hall.

Hall

11'4 x 3'4 (3.45m x 1.02m)

Central heating radiator, stairs to first floor and doors to two reception rooms.

Reception Room One

12'6 x 10'7 (3.81m x 3.23m)

UPVC double glazed window, central heating radiator, picture rail and gas fire with decorative surround.

Reception Room Two

14'6 x 13'4 (4.42m x 4.06m)

UPVC double glazed window, central heating radiator, coving, gas fire with tiled hearth and surround, decorative mantle, television point, under stairs storage and door to kitchen.

Kitchen

10'1 x 7'10 (3.07m x 2.39m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, stainless steel sink and drainer, space for free standing oven, plumbed for washing machine, space for fridge freezer, part tiled elevation, lino flooring, loft hatch and hard wood part frosted door to rear.

First Floor

Landing

10' x 7' (3.05m x 2.13m)

Doors to two bedrooms and bathroom.

Bedroom One

14'6 x 12'4 (4.42m x 3.76m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

13'3 x 7'5 (4.04m x 2.26m)

UPVC double glazed part leaded window, central heating radiator and storage.

Bathroom

9'5 x 7'1 (2.87m x 2.16m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath, overhead electric feed shower, storage, part tiled elevation and lino flooring.

External

Rear

Enclosed paved yard, bedding area, outbuilding/WC and steps leading down to gate to shared access road.

Outbuilding/WC

5'4 x 2'10 (1.63m x 0.86m)

High bowl WC and lighting.



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