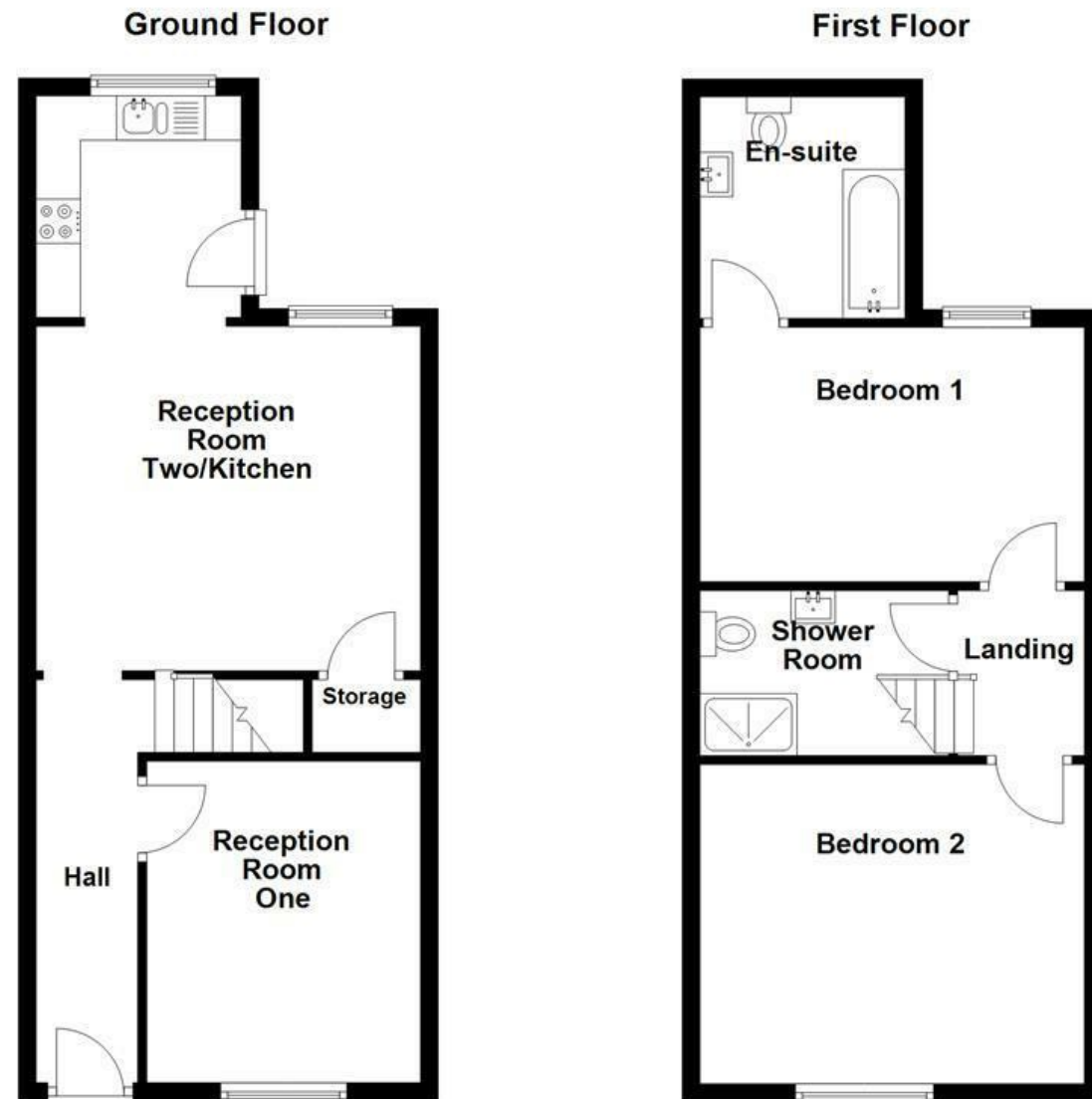




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Water Street, Accrington, BB5 6QU

Offers Over £110,000

AN OUTSTANDING, FULLY UPDATED TERRACED PROPERTY

Nestled on Water Street in Accrington, this remarkable mid-terraced house has been fully renovated and updated to an exceptional standard, showcasing immaculate presentation throughout. Ideal for a small family or a couple, this property is ready for you to move straight in and make it your own.

The home boasts two spacious double bedrooms and two well-appointed bathrooms, ensuring comfort and convenience for all residents. The impressive open-plan kitchen and living space is designed for modern living, featuring neutral decoration and contemporary fixtures that create a warm and inviting atmosphere.

In addition to the stylish interior, the property offers beautifully maintained outdoor space, perfect for enjoying the fresh air or entertaining guests. The second living room is enhanced by a charming cast iron multi-fuel burner, providing a cosy focal point for those cooler evenings.

Location is key, and this property does not disappoint. It is situated just a stone's throw away from the vibrant market town of Accrington, with easy access to bus routes, local schools, and a variety of amenities. Furthermore, major motorway and network links are conveniently close, making commuting a breeze.

Water Street, Accrington, BB5 6QU

Offers Over £110,000

 2  2  2  F

- Tenure Leasehold
 - On Street Parking
 - Fully Renovated With Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Ideal Home For A Couple Or Small Family
- EPC Rating F
 - Open Plan Kitchen And Living Area
 - Well Maintained Rear Space

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

14'11 x 3'9 (4.55m x 1.14m)

Central heating radiator, spotlights, smoke alarm, meter cupboard, wood effect laminate flooring, door to reception room one, open to reception room two/kitchen and stairs to first floor.

Reception Room One

11'11 x 10'2 (3.63m x 3.10m)

UPVC double glazed window, central heating radiator, spotlights and wood effect laminate flooring.

Reception Room Two/Kitchen

22' x 14'3 (6.71m x 4.34m)

Two UPVC double glazed window, central heating radiator, range of grey gloss wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, cast iron multi fuel burner with stone hearth and surround, spotlights, television point, under stairs storage, wood effect laminate flooring and UPVC double glazed stable door to rear.

First Floor

Landing

6' x 4'8 (1.83m x 1.42m)

Spotlights, smoke alarm, doors to two bedrooms and shower room.

Bedroom One

14'3 x 9'5 (4.34m x 2.87m)

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

En Suite

8'2 x 7'10 (2.49m x 2.39m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, panel bath with direct feed rainfall shower, dual flush WC, tiled elevation, integrated linen cupboard and wood effect laminate flooring.

Bedroom Two

14'3 x 11'11 (4.34m x 3.63m)

UPVC double glazed window, central heating radiator, fitted wardrobe and spotlights.

Shower Room

9'3 x 6' (2.82m x 1.83m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevation, spotlights, extractor fan and wood effect laminate flooring.

External

Rear

Enclosed yard with Indian stone paving and composite decking with spotlights.



Tel: 01254389384

www.keenans-estateagents.co.uk