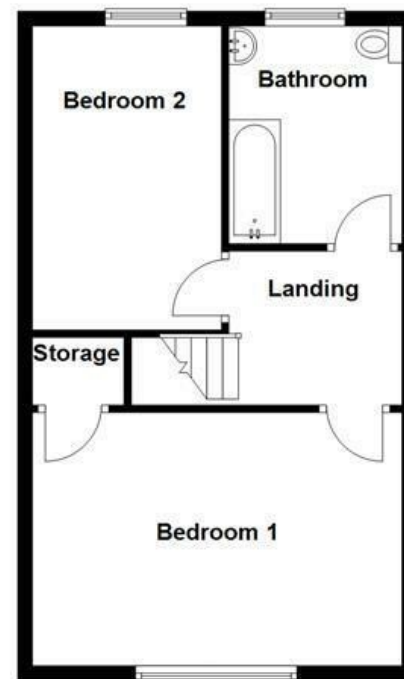


Ground Floor



First Floor



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

Victor Street, Accrington, BB5 5PD

£85,000

SPACIOUS TWO BEDROOM END OF TERRACE PROPERTY

Located in the heart of Clayton Le Moors, Accrington, this charming two-bedroom end terrace house offers a delightful blend of comfort and convenience. The property boasts a fantastic town location, making it an ideal choice for those seeking easy access to local amenities and transport links.

Upon entering, you are welcomed into two spacious living areas, perfect for both relaxation and entertaining. The well-appointed kitchen features a separate utility area, providing ample space for all your culinary needs. This thoughtful layout ensures that the home is both functional and inviting.

Upstairs, you will find two generously sized double bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is conveniently located, catering to the needs of the household with ease.

Outside, the property benefits from a rear yard, providing a private outdoor space for enjoying the fresh air or hosting gatherings with friends and family.

This lovely home is perfect for first-time buyers, small families, or those looking to downsize, offering a wonderful opportunity to embrace a comfortable lifestyle in a vibrant community. Don't miss the chance to make this delightful property your own.

Victor Street, Accrington, BB5 5PD

£85,000



- Two Generously Sized Bedrooms
 - EPC Rating TBC
 - On Street Parking
 - Viewing Recommended
- Tenure Freehold
 - Abundance Of Indoor Space
 - Ideal First Time Buy Or Investment Opportunity
- Council Tax Band A
 - Kitchen With Utility Area And Downstairs WC
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC frosted door to vestibule.

Vestibule

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

Coving and door to hall.

Hall

11'2 x 3'2 (3.40m x 0.97m)

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

Reception Room One

12'9 x 11'5 (3.89m x 3.48m)

UPVC double glazed window, central heating radiator, gas fire, ceiling rose and double doors to reception room two.

Reception Room Two

16'6 x 13'3 (5.03m x 4.04m)

UPVC double glazed window, central heating radiator, gas fire and door to kitchen.

Kitchen

11'6 x 9'1 (3.51m x 2.77m)

UPVC double glazed window, central heating radiator, panel wall and base units, laminate work top, stainless steel sink and drainer, four ring gas hob, space for fridge freezer, part tiled elevation, tiled effect flooring and open to utility.

Utility

5'1 x 3'8 (1.55m x 1.12m)

UPVC frosted door to rear, plumbed for washing machine, Potterton boiler, tiled effect flooring and door to WC.

WC

5'6 x 5'1 (1.68m x 1.55m)

Central heating radiator, low flush WC, wall mounted wash basin, extractor fan and tiled effect flooring.

First Floor

Landing

7'9 x 6'5 (2.36m x 1.96m)

Doors to two bedrooms and bathroom.

Bedroom One

16'4 x 11'3 (4.98m x 3.43m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

13'7 x 8'5 (4.14m x 2.57m)

UPVC double glazed window and central heating radiator.

Bathroom

9'8 x 7'11 (2.95m x 2.41m)

UPVC frosted window, central heating radiator, storage, P shaped bath with mixer tap, overhead electric feed shower, pedestal wash basin with mixer tap, dual flush WC, part tiled elevation and lino flooring.

External

Rear

Enclosed paved yard.

