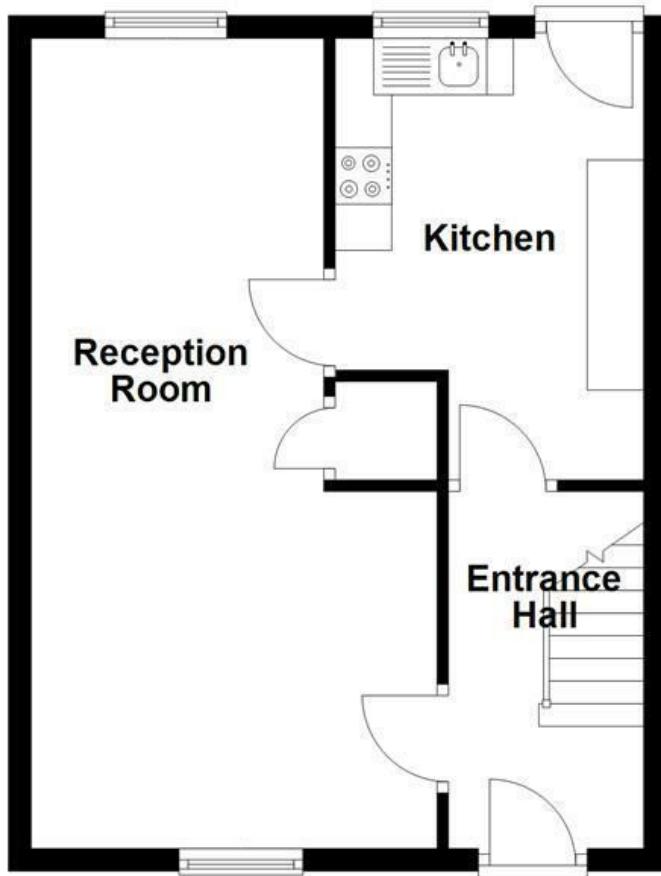
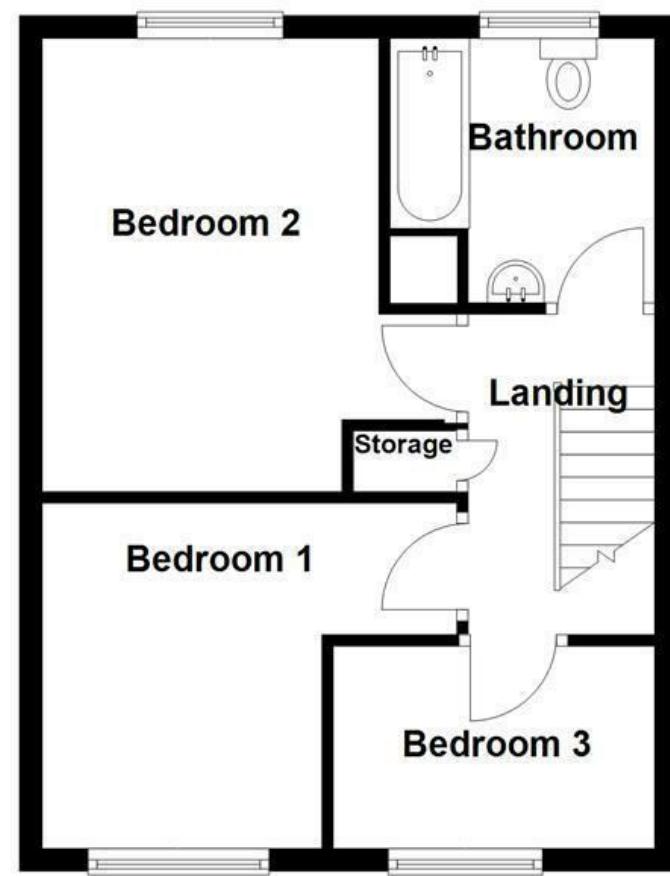


**Ground Floor**



**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		
<b>England &amp; Wales</b>	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.



**Queens Road West, Accrington, BB5 4BQ**  
**£125,000**

ENVIRABLE THREE BEDROOM END TERRACED PROPERTY NOT TO BE MISSED

Situated on the charming Queens Road West in Accrington, this delightful end-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The spacious reception room is perfect for entertaining guests or enjoying quiet evenings at home, while the fitted kitchen offers practicality and convenience for everyday cooking.

Natural light floods the interior, creating a warm and inviting atmosphere throughout the home. The south-facing rear garden is a true highlight, offering a lovely outdoor space to enjoy the sunshine, whether for gardening, children's play, or simply unwinding after a long day.

This end-terrace property combines comfort and functionality, making it an ideal choice for those seeking a welcoming home in a friendly neighbourhood. With its thoughtful layout and appealing features, this residence is sure to attract interest. Don't miss the chance to make this charming house your new home.

# Queens Road West, Accrington, BB5 4BQ

£125,000



- Tenure Freehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Network Links

- Council Tax Band A
- Three Well Proportioned Bedrooms
- South Facing Rear Garden
- EPC Rating TBC
- Ideal First Time Buy Or Family Home
- Close Proximity To Local Amenities

## Ground Floor

### Entrance Hall

10'4 x 5'8 (3.15m x 1.73m)

### Reception Room

23'6 x 11'9 (7.16m x 3.58m)

### Kitchen

10' x 8'11 (3.05m x 2.72m)

## First Floor

### Landing

10'11 x 6' (3.33m x 1.83m)

### Bedroom One

11'9 x 9'10 (3.58m x 3.00m)

### Bedroom Two

12'10 x 11'10 (3.91m x 3.61m)

### Bedroom Three

9'4 x 5'10 (2.84m x 1.78m)

### Bathroom

7'8 x 5'7 (2.34m x 1.70m)



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)