



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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.

Park Road, Accrington, BB5 1ST

Offers Over £90,000

THE PERFECT INVESTMENT OPPORTUNITY - SOLD WITH TENANT IN SITU

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and no chain delay, this fantastic two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington, With garden space to both the front and the rear, two living areas and bursting with potential, this property is the perfect home for any small family or couple! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a kitchen. The first floor comprises of doors on to two bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear and paved garden to the front.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

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Offers Over £90,000



- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Close Proximity To Major Network Links
- Council Tax Band A
- No Chain Delay
- Enclosed Rear Yard And Small Garden Fronted Two Bedroom Property
- EPC Rating TBC
- Ideal Investment Opportunity
- Easy Access To Local Amenities

Ground Floor

Entrance

Via a composite double glazed frosted door to vestibule.

Vestibule

4'9 x 3'5 (1.45m x 1.04m)

Coving, dado, meter cupboard, wood effect floor and door to hall.

Hall

10'4 x 3'5 (3.15m x 1.04m)

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

Reception Room One

11'11 x 10' (3.63m x 3.05m)

UPVC double glazed window, central heating radiator, coving, picture rail and ceiling rose.

Reception Room Two

13'11 x 13'10 (4.24m x 4.22m)

UPVC double glazed window, central heating radiator, coving, television point, under stairs storage and door to kitchen.

Kitchen

10'9 x 7'4 (3.28m x 2.24m)

UPVC double glazed window, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap



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