



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Blackpool Street, Accrington, BB5 OEA

### Offers Over £100,000

THE PERFECT FIRST TIME HOME IN CHURCH

Nestled on Blackpool Street in the charming area of Church, Accrington, this fantastic two-bedroom terrace house presents an excellent opportunity for first-time buyers. The property boasts a prime location, offering easy access to local amenities and transport links, making it a convenient choice for those seeking a vibrant community atmosphere.

Upon entering, you will be greeted by a well-maintained interior that reflects a thoughtful approach to modern living. The house has been finished to a high standard, ensuring that it is both stylish and comfortable. Each room is designed to maximise space and light, creating a warm and inviting environment.

The two bedrooms provide ample space for relaxation and rest, making it an ideal setting for individuals or small families. The layout of the home is practical, allowing for a seamless flow between the living areas, which is perfect for entertaining guests or enjoying quiet evenings in.

This property is not just a house; it is a perfect first home that combines quality, comfort, and convenience. With its appealing features and desirable location, it is sure to attract those looking to establish themselves in a welcoming neighbourhood. Do not miss the chance to make this delightful terrace house your new home.

# Blackpool Street, Accrington, BB5 OEA

Offers Over £100,000

 2  1  2  D

- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'5 x 3'2 (1.04m x 0.97m)

### Reception Room One

13'8 x 13'4 (4.17m x 4.06m)

### Reception Room Two

13'3 x 8'11 (4.04m x 2.72m)

### Kitchen

11'9 x 6'11 (3.58m x 2.11m)

## First Floor

### Landing

13'3 x 5'11 (4.04m x 1.80m)

### Bedroom One

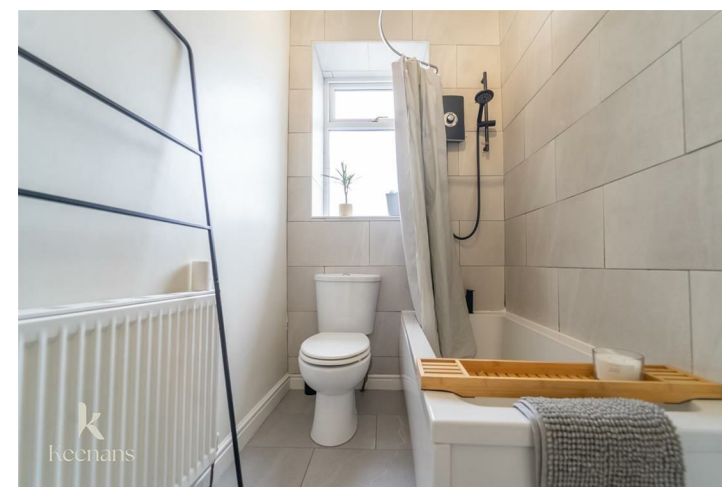
13'3 x 11'1 (4.04m x 3.38m)

### Bedroom Two

8'11 x 7'10 (2.72m x 2.39m)

### Bathroom

11'5 x 4'9 (3.48m x 1.45m)



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