



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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.

## William Street, Accrington, BB5 6DT

£110,000

ENVIABLE TWO BEDROOM MID TERRACE

Nestled on the charming William Street in Accrington, this delightful mid-terrace house presents an excellent opportunity for those seeking a home with great potential. Boasting two well-proportioned bedrooms, this property is perfect for small families, couples, or even investors looking to add to their portfolio.

As you step inside, you are welcomed by a spacious lounge that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The kitchen, which is conveniently located adjacent to the lounge, provides ample space for culinary creativity and family gatherings. The family bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the rear yard, which offers a private outdoor space for gardening, barbecues, or simply enjoying the fresh air. This area is bursting with potential, allowing you to create your own personal oasis.

With its prime location in Accrington, you will find yourself within easy reach of local amenities, schools, and transport links, making it a practical choice for everyday living. This house is not just a property; it is a canvas waiting for your personal touch. Whether you are looking to make it your own or seeking a promising investment, this mid-terrace home on William Street is certainly worth considering.

# William Street, Accrington, BB5 6DT

£110,000

2   null  null  C

- Two Spacious Bedrooms
- Ample Low Maintenance Rear Yard Space
- Ideal First Time Buy With Viewing Essential
- Tenure Leasehold
- Fitted Kitchen/Dining Area And Three Piece Bathroom Suite
- On Street Parking
- EPC Rating C
- Generous lounge area
- Close To Local Amenities And Easy Access To Major Network Links
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4'6" x 3'10" (1.37m x 1.17m)

### Reception Room

14' x 12'9" (4.27m x 3.89m)

### Kitchen/Dining Area

12'9" x 10'10" (3.89m x 3.30m)

## First Floor

### Landing

7'4" x 6'6" (2.24m x 1.98m)

### Bedroom One

14' x 12'8" (4.27m x 3.86m)

### Bedroom Two

11' x 6'2" (3.35m x 1.88m)

### Bathroom

7' x 6' (2.13m x 1.83m)

## External

### Rear

Enclosed rear yard with gate to access road.



Tel: 01254389384

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