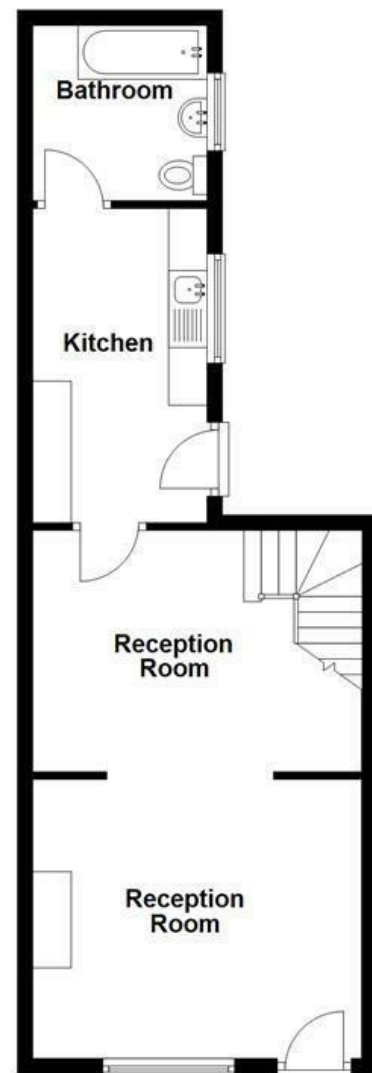
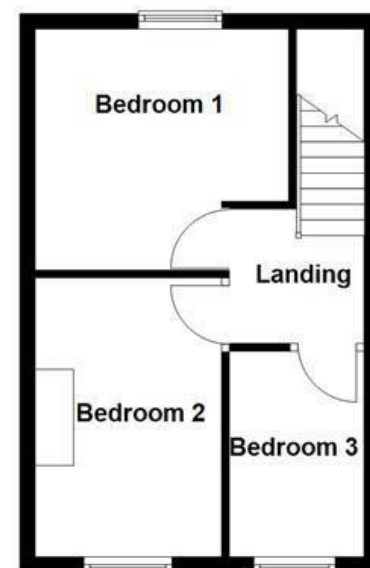


Ground Floor



First Floor



| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  |           | <b>84</b> |
| (81-91) <b>B</b>                                                                    |           |           |
| (69-80) <b>C</b>                                                                    |           |           |
| (55-68) <b>D</b>                                                                    | <b>61</b> |           |
| (39-54) <b>E</b>                                                                    |           |           |
| (21-38) <b>F</b>                                                                    |           |           |
| (1-20) <b>G</b>                                                                     |           |           |
| 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.

## Newton Street, Accrington, BB5 4LX

### £120,000

#### THREE-BEDROOM TERRACE IN ACCRINGTON

Nestled in the charming area of Newton Street, Oswaldtwistle, this delightful mid-terrace house offers a perfect blend of comfort and practicality. With two inviting reception rooms, the property boasts a spacious layout that seamlessly connects the reception area to the dining room, creating an ideal space for both relaxation and entertaining.

The kitchen is well-appointed and conveniently connects to a bathroom, enhancing the functionality of the home. Upstairs, you will find three well-proportioned bedrooms, each offering ample space for rest and personalisation. This arrangement makes the property suitable for families or those seeking extra room for guests or a home office.

Outside, the rear yard is designed for low maintenance, allowing you to enjoy your outdoor space without the burden of extensive upkeep. This feature is particularly appealing for those with a busy lifestyle or who prefer to spend their time enjoying the local amenities.

Overall, this property presents a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-designed home. With its practical layout and convenient location, this mid-terrace house is sure to attract interest from a variety of buyers.

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# Newton Street, Accrington, BB5 4LX

## £120,000

 3  1  2  D

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

### Ground Floor

#### Reception Room One

14'1 x 11'11 (4.29m x 3.63m)  
UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, wood effect flooring and open access to reception room two.

#### Reception Room Two

14' x 10'4 (4.27m x 3.15m)  
UPVC double glazed window, central heating radiator, part wood panel elevation, wood effect flooring, stairs to first first and hardwood singled door to kitchen.

#### Kitchen

13'5 x 7'5 (4.09m x 2.26m)  
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, space for American style fridge freezer, plumbing for washing machine, wood effect flooring, hardwood door to bathroom and UPVC double glazed door to rear.

#### Bathroom

7'6 x 7'6 (2.29m x 2.29m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, PVC panel elevations and wood effect flooring.

### First Floor

#### Landing

6' x 5'9 (1.83m x 1.75m)  
Central heating radiator, loft access and doors to three bedrooms.

#### Bedroom One

11'1 x 10'5 (3.38m x 3.18m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bedroom Two

11'11 x 8' (3.63m x 2.44m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'9 x 5'8 (2.67m x 1.73m)  
UPVC double glazed window and central heating radiator.

### External

#### Front

Paved courtyard.

#### Rear

Enclosed yard.



Tel: 01254389384

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