

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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	

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## Alexandra Street, Accrington, BB5 5SZ

£120,000

A MODERN TWO BEDROOM MID TERRACE HOME WITH LOFT ROOM

Located in Clayton Le Moors, Accrington, this delightful mid-terrace house on Alexandra Street presents an excellent opportunity for first-time buyers. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The spacious lounge is a welcoming area, perfect for entertaining guests or enjoying quiet evenings by the cosy fire. The outdoor area also benefits from a concrete store room.

One of the standout features of this home is the versatile loft room, which can be adapted to suit your needs, whether as a home office, playroom, or additional storage space. The modern kitchen is well-equipped, making meal preparation a pleasure, while the contemporary bathroom adds a touch of luxury to your daily routine.

The property also benefits from both front and rear porches, enhancing the overall appeal and functionality of the home. With its ready-to-move-into condition, this house is ideal for those looking to settle in quickly and start enjoying their new surroundings.

In summary, this property on Alexandra Street is a fantastic choice for anyone seeking a comfortable and stylish home in a friendly community. Don't miss the chance to make this lovely house your own.

# Alexandra Street, Accrington, BB5 5SZ

£120,000

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- Two Double Bedrooms
- Modern Kitchen And Bathroom
- Ideal First Time Buy With Viewing Essential
- Tenure Freehold
- Versatile Loft Space
- Front And Rear Porch
- EPC Rating C
- Council Tax Band A
- Ready To Move Into
- On Street Parking

## Ground Floor

### Porch

5'5 x 4'2 (1.65m x 1.27m )

### Reception Room

13'6 x 12'10 (4.11m x 3.91m )

### Kitchen

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

### Rear Porch

5'6 x 5'4 (1.68m x 1.63m )

## First Floor

### Landing

### Bedroom One

13'6 x 9'5 (4.11m x 2.87m )

### Bedroom Two

13'3 x 7'10 (4.04m x 2.39m )

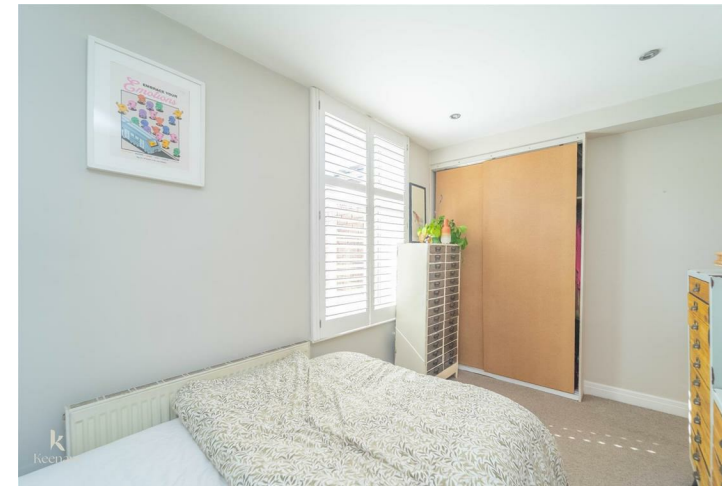
### Bathroom

8'6 x 6'8 (2.59m x 2.03m )

## Second Floor

### Loft Room

20'3 x 12'8 (6.17m x 3.86m )



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