



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		
	70	81
England & Wales	EU Directive 2002/91/EC	

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Avenue Parade, Accrington, BB5 6QN

£130,000

THE PERFECT TWO BEDROOM TERRACED PROPERTY IN ACCRINGTON

Nestled in the heart of Accrington on Avenue Parade, this stunning mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The two inviting bedrooms provide a comfortable retreat, while the modern bathroom ensures convenience for daily living.

This home has been meticulously maintained, making it move-in ready for its new occupants. The tasteful decor and thoughtful layout create a warm and welcoming atmosphere, perfect for those looking to settle in without the need for immediate renovations.

Additionally, the property is conveniently located close to a variety of local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This prime location enhances the appeal of the home, making it an ideal choice for those seeking both comfort and convenience.

In summary, this delightful two-bedroom terrace house on Avenue Parade is a fantastic opportunity that should not be missed. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this home is ready to welcome you.

Avenue Parade, Accrington, BB5 6QN

£130,000

 2  1  2  C

- EPC Rating C
 - Two Bedroom Property
 - On Street Parking
 - Rear Yard With Outhouse
- Tenure Freehold
 - Ideal First Time Buy
 - Garage At The Rear Of Property
- Council Tax Band A
 - Modern Kitchen
 - Spacious Living Area

Ground Floor

Entrance Vestibule

4'11x3'1 (1.50mx0.94m)

Hallway

11'10x3'2 (3.61mx0.97m)

Reception Room One

12'7x11'1 (3.84mx3.38m)

Reception Room Two

14'6x13'10 (4.42mx4.22m)

Kitchen

9'7x8'3 (2.92mx2.51m)

First Floor

Landing

14'9x5'8 (4.50mx1.73m)

Bedroom One

14'11x10'8 (4.55mx3.25m)

Bedroom Two

11'2x9'11 (3.40mx3.02m)

Bathroom

11'0x5'2 (3.35mx1.57m)



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