



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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.

South Street, Accrington, BB5 2HP

Offers Over £70,000

AN ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Nestled on South Street in Accrington, this charming two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious lounge, perfect for relaxing or entertaining guests, and a well-appointed kitchen that offers ample space for culinary creations.

One of the features of this home is the generous yard, providing a delightful outdoor space for gardening, barbecues, or simply enjoying the fresh air. The property is sold with no chain, ensuring a smooth and efficient purchasing process.

With its appealing layout and potential for personalisation, this house is not only a comfortable living space but also a promising investment for the future. Don't miss the chance to make this lovely property your own.

South Street, Accrington, BB5 2HP

Offers Over £70,000

 2  1  1  C

- Two Bedroom Mid Terrace Home With Generously Sized Bedroom One And Well Proportioned Bedroom Two
 - Ample Rear Yard Space
 - On Street Parking
 - Tenure - Leasehold
- Spacious Lounge
 - Ideal First Time Buy Or Investment
 - EPC Rating - C
- Well-Appointed Kitchen
 - Sold With No Chain Delay
 - Council Tax Band - A

Ground Floor

Entrance Vestibule

3'3 x 3'2 (0.99m x 0.97m)

Reception Room

13'4 x 13'2 (4.06m x 4.01m)

Kitchen

13'1 x 10'9 (3.99m x 3.28m)

First Floor

Landing

8'10 x 6'3 (2.69m x 1.91m)

Bedroom One

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

Bedroom Two

13 x 7'4 (3.96m x 2.24m)

Bathroom

8'10 x 5'11 (2.69m x 1.80m)

External

Front

On street parking.

Rear

Tiered enclosed yard.



Tel: 01254389384

www.keenans-estateagents.co.uk