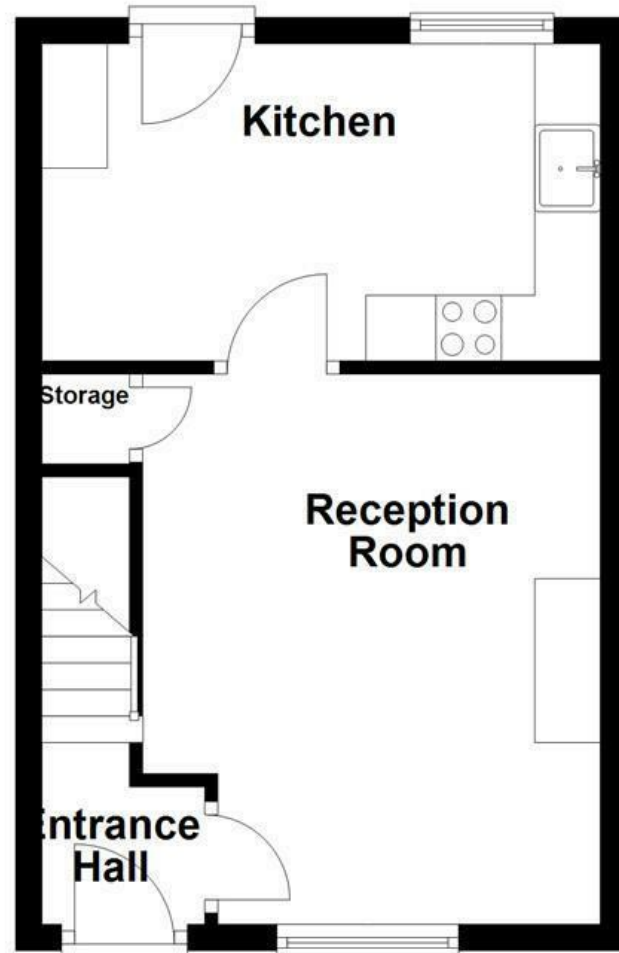
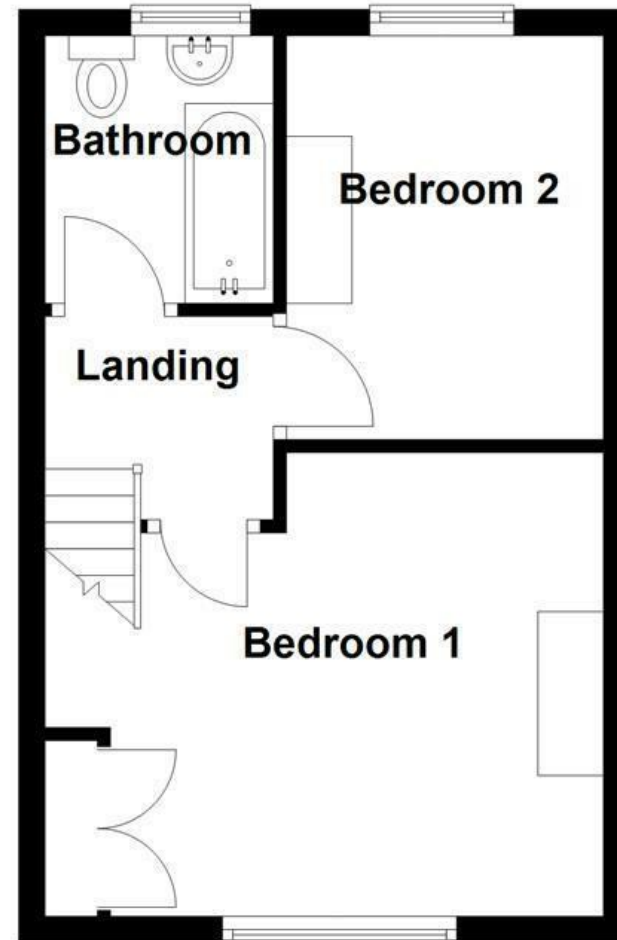


Ground Floor



First Floor



## Spring Hill Road, Accrington, BB5 OEX

£100,000

CHARMING TWO BEDROOM MID TERRACE COTTAGE

Welcome to Spring Hill Road in Accrington, this delightful three-bedroom terrace cottage presents an excellent opportunity for first-time buyers. The property boasts a warm and inviting lounge, complete with a cosy fire, perfect for those chilly evenings. The country-style kitchen is both functional and appealing, providing a lovely space for culinary creativity and family gatherings.

The cottage features two generously sized bedrooms, offering ample space for relaxation and rest. The family bathroom is conveniently located, ensuring practicality for everyday living. Additionally, the rear yard provides a private outdoor area, ideal for enjoying the fresh air or hosting summer barbecues.

Situated close to transport links and local amenities such as Oswaldtwistle Mills, this home offers easy access to local amenities and the wider area, making it a convenient choice for commuters and families alike. With its charming character and potential for personalisation, this property is bursting with possibilities. Whether you are looking to make your first step onto the property ladder or seeking a cosy retreat, this cottage is a must-see. Don't miss the chance to make it your own!

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			
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.

# Spring Hill Road, Accrington, BB5 OEX

£100,000



- Three Bedroom Terrace Cottage
- On Street Parking
- Country Style Kitchen
- Two Generously Sized Bedrooms
- Three Piece Bathroom Suite
- Easy Access To Major Network Links
- Ideal First Time Buy With Viewing Essential
- EPC Rating TBC
- Council Tax Band A
- Tenure Freehold

## Ground Floor

### Entrance Hall

7' x 4'1 (2.13m x 1.24m)

### Reception Room

13'9 x 12'11 (4.19m x 3.94m)

### Kitchen

14' x 7'11 (4.27m x 2.41m)

## First Floor

### Landing

7'4 x 4'4 (2.24m x 1.32m)

### Bedroom One

14'2 x 11'7 (4.32m x 3.53m)

### Bedroom Two

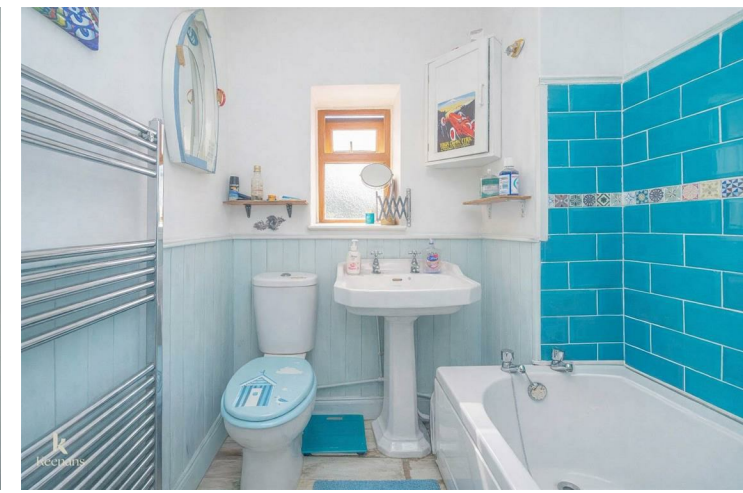
10'6 x 10'2 (3.20m x 3.10m)

### Bathroom

7'5 x 5'9 (2.26m x 1.75m)

### External

Enclosed rear yard space with gate to shared access road.



Tel: 01254389384

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