



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.

Bold Street, Accrington, BB5 6RH

£79,950

TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Situated on the charming Bold Street in Accrington, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a new family home. With two generously sized double bedrooms, this property offers ample space for comfortable living.

Upon entering, you will find two inviting living areas that provide a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is well-equipped, making meal preparation a pleasure, while the separate utility area adds convenience to your daily routine.

The first floor features a well-appointed bathroom, ensuring that all essential amenities are easily accessible. One of the standout features of this property is the lovely rear yard, which offers a private outdoor space for enjoying the fresh air, gardening, or hosting summer barbecues.

This home is bursting with potential, allowing you to put your personal touch on it and truly make it your own. Its prime location on Bold Street means you are within easy reach of local amenities, schools, and transport links, making it an ideal choice for those who value both comfort and convenience.

Bold Street, Accrington, BB5 6RH

£79,950



- Two Bedroom Mid Terrace Home
- Fitted Kitchen With Separate Utility Area
- On Street Parking Available
- Tenure - Leasehold
- Two Generous Double Bedrooms
- Enclosed Rear Yard
- EPC Rating - TBC
- Two Spacious Reception Rooms
- Ideal First Time Buy Or Investment Opportunity
- Council Tax Band - A

Ground Floor

Entrance Vestibule

4'7 x 3'2 (1.40m x 0.97m)

Hall

11 x 3'7 (3.35m x 1.09m)

Reception Room One

11'7 x 10'8 (3.53m x 3.25m)

Reception Room Two

14'2 x 13'10 (4.32m x 4.22m)

Kitchen

6'9 x 6'5 (2.06m x 1.96m)

Utility

7'7 x 7'10 (2.31m x 2.39m)

First Floor

Landing

7 x 5'5 (2.13m x 1.65m)

Bedroom One

14'1 x 11'11 (4.29m x 3.63m)

Bedroom Two

13'10 x 6'9 (4.22m x 2.06m)

Bathroom

11'3 x 6'11 (3.43m x 2.11m)

External

Enclosed rear yard with bedding areas.



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