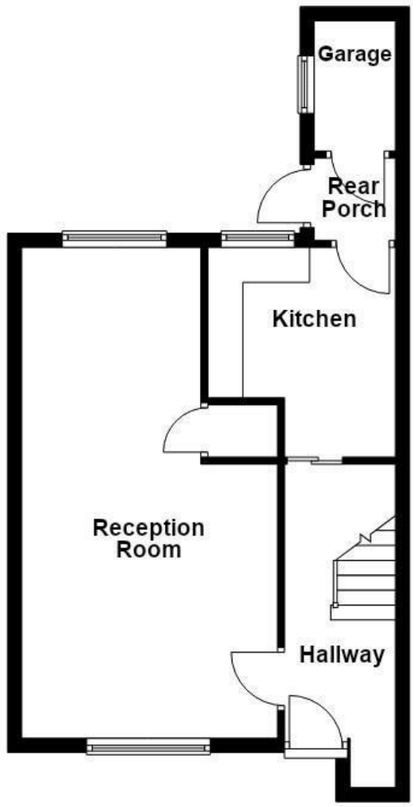
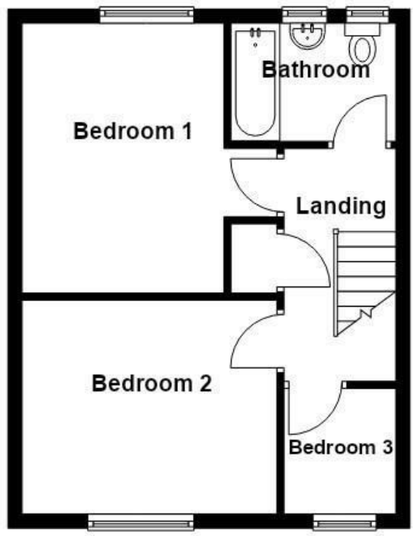
Keenans

## Ground Floor




## First Floor

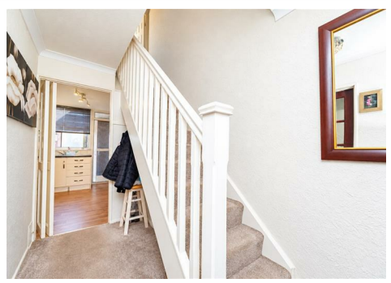



Total area: approx. 79.2 sq. metres (852.8 sq. feet)









# Malvern Close, Accrington, BB5 4DD

# Offers Over £120,000

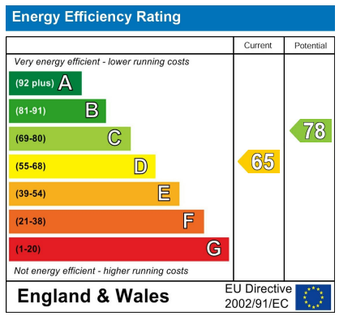
A FANTASTIC THREE BEDROOM MID TERRACE PROPERTY

Welcome to Malvern Close, Accrington, this delightful three-bedroom mid-terrace house presents an excellent opportunity for families and investors alike. The property boasts a spacious lounge and dining area, perfect for entertaining guests or enjoying family meals. The separate kitchen offers practicality and convenience, making it an ideal space for culinary enthusiasts.

The three well-proportioned bedrooms provide ample room for relaxation and personalisation, catering to the needs of a growing family or those seeking extra space. The bathroom is functional and ready for your personal touch, allowing you to create a sanctuary for unwinding after a long day.

One of the standout features of this property is the front and rear gardens, which offer a lovely outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The potential of this home is truly remarkable, with opportunities to enhance and modernise to suit your lifestyle.

Situated in a convenient location, this property is close to local bus routes, schools, and various amenities, ensuring that everything you need is within easy reach. Whether you are looking to make this your family home or seeking a promising investment, this house in Accrington is bursting with potential and awaits your personal touch. Don't miss the chance to view this wonderful property and envision the possibilities it holds.




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Malvern Close, Accrington, BB5 4DD

## Offers Over £120,000

3 | 1 | 1 | D

- Mid Terrace Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band A

### Ground Floor

### Entrance Hallway
12'11 x 6' (3.94m x 1.83m)

### Reception Room
23' x 12' (7.01m x 3.66m)

### Kitchen
9'9 x 8'10 (2.97m x 2.69m)

### Rear Porch
3'10 x 3'10 (1.17m x 1.17m)

### First Floor

### Landing
10'10 x 5'11 (3.30m x 1.80m)

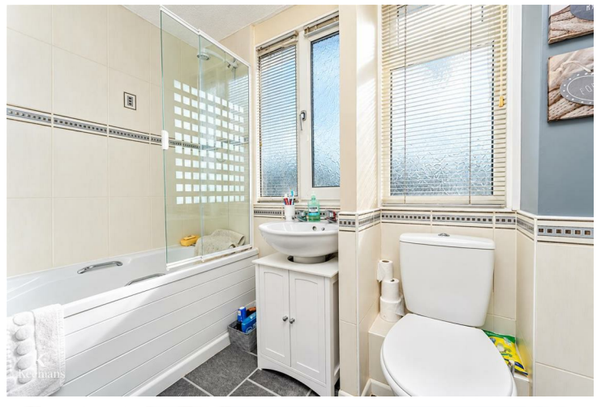
### Bedroom One
13'6 x 11'9 (4.11m x 3.58m)

### Bedroom Two
12'3 x 10' (3.73m x 3.05m)

### Bedroom Three
5'11 x 5'11 (1.80m x 1.80m)

### Bathroom
7'9 x 5'7 (2.36m x 1.70m)







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