

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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.

Lodge Street, Accrington, BB5 6EQ

£110,000

ENVIABLE TWO BEDROOM MID TERRACE HOME

Located on Lodge Street in Accrington, this charming mid-terrace house presents an excellent opportunity for first-time renters or savvy investors. The property boasts two spacious double bedrooms, each equipped with fitted wardrobes, providing ample storage space. The heart of the home is a large kitchen diner, perfect for family meals and entertaining guests, while the cosy lounge area offers a warm and inviting space to relax after a long day.

The family bathroom is well-appointed, ensuring convenience for all residents. Step outside to discover a lovely rear yard, an ideal spot for enjoying the outdoors or hosting summer gatherings.

Situated in a desirable location, this property is conveniently close to the town centre, schools, and various local amenities, making it a practical choice for those seeking a vibrant community atmosphere. With its appealing features and prime location, this home is sure to attract interest. Don't miss the chance to make this delightful property your own.

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£110,000



- Two Double Bedrooms
- Enclosed Paved Rear Yard Space
- Ideal First Time Buy Or Rental Investment Opportunity
- Tenure Leasehold
- Fitted Kitchen/Dining Area
- On Street Parking
- Easy Access To Major Network Links
- Viewing Essential
- EPC Rating C
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'7 x 3' (1.09m x 0.91m)

Reception Room

13'6 x 13'2 (4.11m x 4.01m)

Kitchen/Dining Area

16' x 13'1 (4.88m x 3.99m)

First Floor

Landing

8'10 x 5'9 (2.69m x 1.75m)

Bedroom One

13'3 x 13'2 (4.04m x 4.01m)

Bedroom Two

11' x 7' (3.35m x 2.13m)

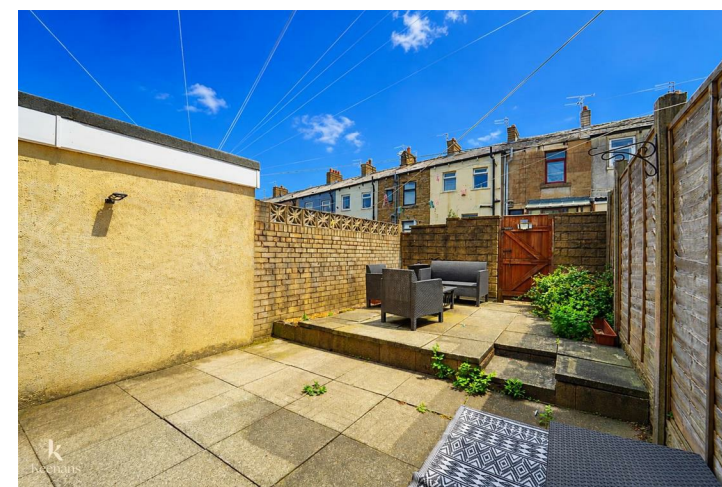
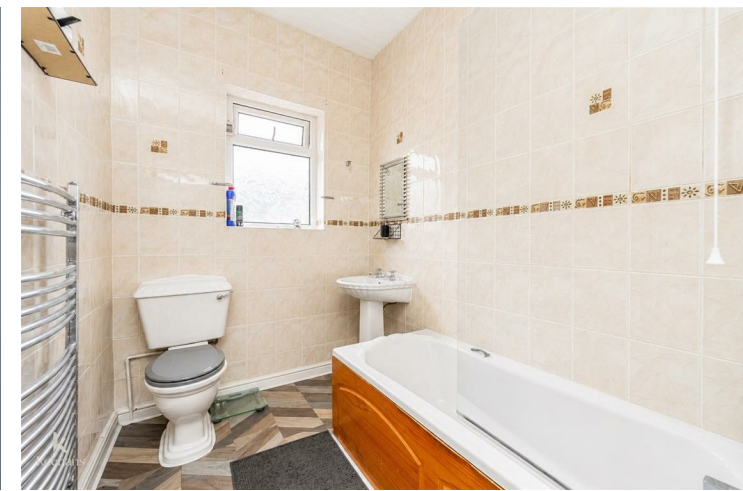
Bathroom

8'1 x 5'9 (2.46m x 1.75m)

External

Rear

Enclosed paved yard with gate to shared access road.



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