



Barnes Street, Accrington, BB5 5PF Offers In The Region Of £120,000

INVESTMENT OPPORTUNITY - SOLD WITH A TENANT IN SITU

Welcome to this charming mid terraced property located on Barnes Street in the desirable area of Clayton Le Moors, Accrington. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you will find two spacious reception rooms that offer a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The central heating throughout the house ensures a comfortable environment all year round.

The modern fitted kitchen is a highlight of the home, providing a stylish and functional space for culinary enthusiasts. It is equipped with contemporary appliances, making meal preparation a pleasure. The bathroom features an electric bath with an overhead shower, offering convenience and comfort for your daily routines.

Situated close to the local town, this property benefits from easy access to a variety of shops, cafes, and amenities. Additionally, excellent transport links are nearby, making commuting and exploring the surrounding areas effortless.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	79
(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.

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 3  1  2  D

- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Three Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal First Time Buy Or Investment Opportunity
- Viewing Essential
- Enclosed Rear Yard
- Easy Access To Major Network Links

Ground Floor

Entrance Vestibule

3'9 x 3' (1.14m x 0.91m)

Reception Room

14'11 x 11'10 (4.55m x 3.61m)

Reception Room Two

14' x 13' (4.27m x 3.96m)

Kitchen

6' x 4' (1.83m x 1.22m)

First Floor

Landing

Bedroom One

13' x 9' (3.96m x 2.74m)

Bedroom Two

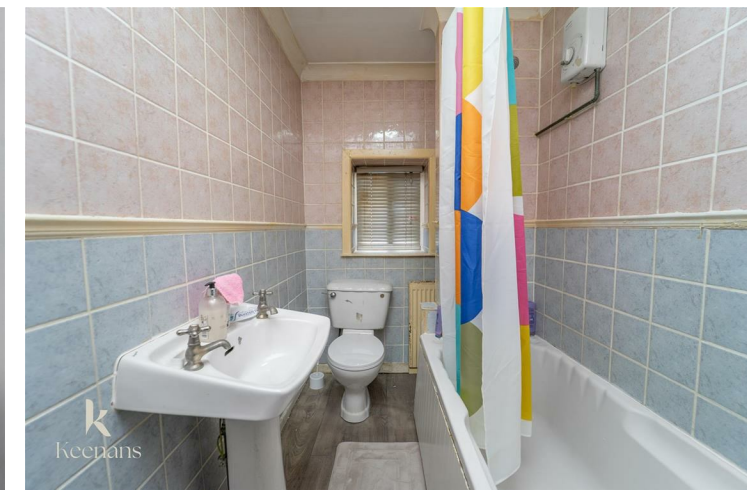
12' x 5' (3.66m x 1.52m)

Bedroom Three

8' x 8' (2.44m x 2.44m)

Bathroom

10'1 x 5' (3.07m x 1.52m)



Tel: 01254389384

www.keenans-estateagents.co.uk