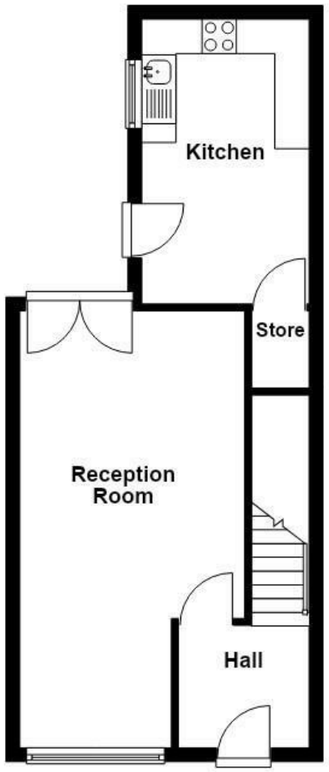
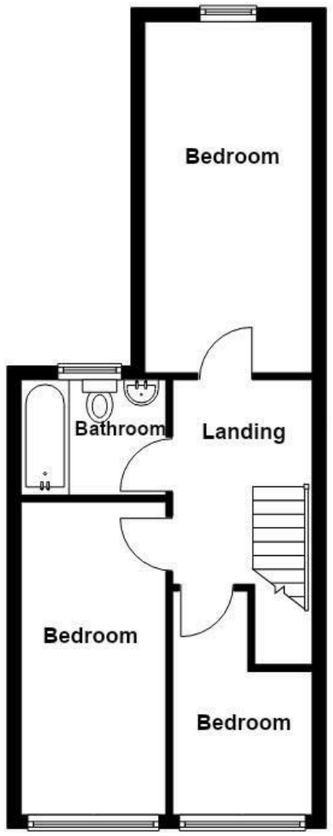
Keenans

Ground Floor




First Floor



# Waterloo Street, Accrington, BB5 5LJ

## £135,000

A WONDERFUL 3 BEDROOM PROPERTY - IDEAL FOR FIRST TIME BUYERS IN CLAYTON-LE-MOORS

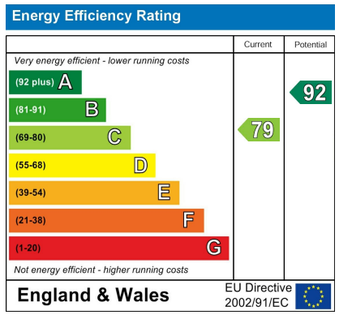
Positioned in the heart of Clayton Le Moors, this charming mid-terrace house on Waterloo Street presents an excellent opportunity for first-time buyers seeking a blank canvas to create their dream home. With three well-proportioned bedrooms, this property offers ample space for a growing family or those looking to establish a comfortable living environment.

The inviting reception room provides a warm welcome, perfect for relaxing or entertaining guests. The layout of the house allows for a variety of design possibilities, enabling you to personalise the space to suit your tastes and lifestyle. The single bathroom is conveniently located, ensuring practicality for everyday living.

Situated in a popular area, this property benefits from good transport links to the M65, making commuting to nearby towns and cities a breeze. The surrounding neighbourhood boasts a friendly community atmosphere, with local amenities and parks within easy reach, enhancing the appeal for families and individuals alike.

This property is not just a house; it is a place where you can truly make your mark. With its potential and prime location, it is an ideal choice for those looking to step onto the property ladder in a vibrant and accessible part of Accrington. Don't miss the chance to view this delightful home and envision the possibilities that await.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.




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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www.keenans-estateagents.co.uk

# Waterloo Street, Accrington, BB5 5LJ

## £135,000

3 1 1 C

- Council Tax Band - A
- On Street Parking
- Modern Fitted Kitchen
- Close Proximity To Local Amenities
- EPC Rating - C
- Ideal For First Time Buyers With Viewing Essential
- Enclosed Yard To The Rear
- Tenure - Freehold
- Three Well Proportioned Bedrooms
- Easy Access To Major Network Links

### Ground Floor

#### Hall
16'10 x 6'3 (5.13m x 1.91m)

#### Reception Room
20'10 x 10'9 (6.35m x 3.28m)

#### Kitchen
13'7 x 8' (4.14m x 2.44m)

### First Floor

#### Landing
13'3 x 6'8 (4.04m x 2.03m)

#### Bedroom One
14'11 x 6'11 (4.55m x 2.11m)

#### Bedroom Two
16'9 x 8'0 (5.11m x 2.44m)

#### Bedroom Three
10'8 x 6'8 (3.25m x 2.03m)

#### Bathroom
7'5 x 5'6 (2.26m x 1.68m)

### External

#### Front
Enclosed courtyard.

#### Rear
Enclosed paved rear yard space.

**Tel: 01254389384**

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