



## Edward Street, Acre, BB4 5AY

£115,000

TWO BEDROOM TERRACED PROPERTY SOLD WITH NO CHAIN DELAY

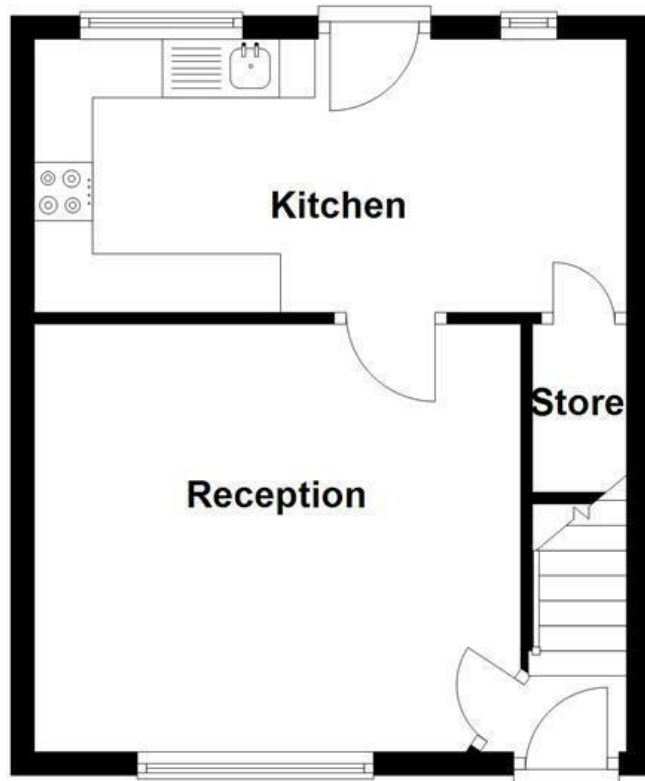
Nestled on Edward Street in the charming area of Acre, Rossendale, this two-bedroom house offers a delightful blend of comfort. As you step inside, you are welcomed by a spacious reception room, perfect for both relaxation and entertaining guests. The large master bedroom boasts in-built storage, providing ample space for your belongings while maintaining a tidy and organised environment.

The kitchen is a standout feature of this property, equipped with fixtures and fittings that cater to all your culinary needs. Whether you are preparing a simple meal or hosting a dinner party, this kitchen is the perfect blank canvas. Additionally, the bathroom complements the overall contemporary feel of the home, ensuring that you have a functional space to unwind.

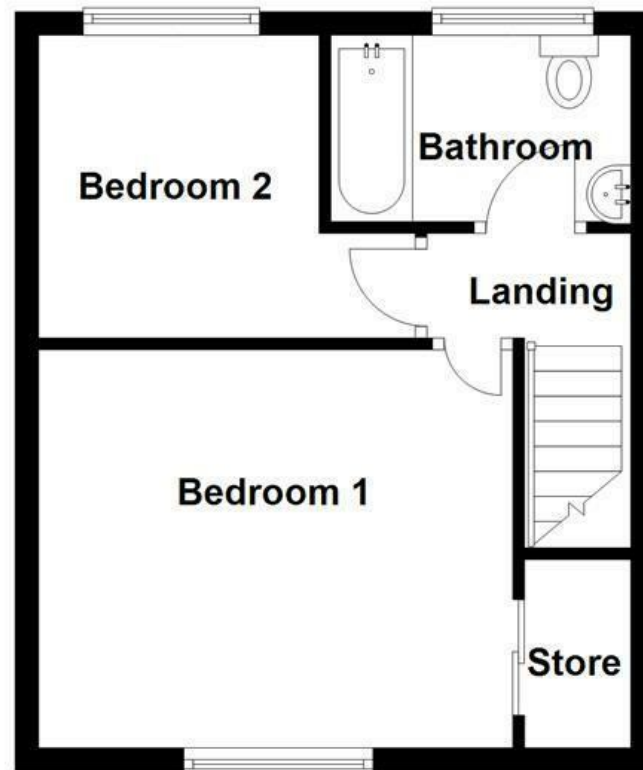
This property is ideal for those seeking a comfortable home in a friendly community. With its attractive features and convenient location, it presents a wonderful opportunity for both first-time buyers and those looking to downsize. Do not miss the chance to make this lovely house your new home.

For more information or to book a viewing, please contact our Rossendale branch as soon as possible.

**Ground Floor**  
Approx. 30.9 sq. metres (332.5 sq. feet)



**First Floor**  
Approx. 30.9 sq. metres (333.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(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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 2  1  1  D

- Mid Terrace Property
- Three Piece Bathroom
- No Chain Delay
- EPC Rating D
- Two Bedrooms
- Enclosed Rear Yard
- Freehold
- Fitted Kitchen
- On Street Parking
- Council Tax Band A

## Ground Floor

### Hallway

3'3 x 3'2 (0.99m x 0.97m)

### Reception Room

13'8 x 12 (4.17m x 3.66m)

### Kitchen

16'8 x 7'8 (5.08m x 2.34m)

## First Floor

### Landing

9'2 x 5'7 (2.79m x 1.70m)

### Bedroom One

13'7 11'2 (4.14m x 3.40m)

### Bedroom Two

10'7 x 8'7 (3.23m x 2.62m)

### Bathroom

7'7 x 5'6 (2.31m x 1.68m)



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