



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Stanley Street, Accrington, BB5 6QG

£115,000

AN ENVIABLE TWO BEDROOM MID TERRACE HOME

Welcome to this charming mid-terrace house located on Stanley Street in the heart of Accrington. This delightful property boasts a spacious living area, perfect for family gatherings or entertaining friends. The fitted kitchen is both practical and inviting, providing ample space for culinary creations.

Upstairs, you will find two generously sized double bedrooms, offering comfort and privacy for all family members. The large family bathroom is well-appointed, ensuring convenience for daily routines.

Situated in a sought-after location, this home is conveniently close to local amenities and the town centre, making it ideal for those who appreciate easy access to shops, schools, and recreational facilities.

This property presents a wonderful opportunity for families seeking a great home in a vibrant community. With its combination of space, comfort, and a prime location, this house is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your own.

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- Tenure Leasehold
 - On Street Parking
 - Ideal First Time Buy With Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Ample Rear Garden Space
- EPC Rating C
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities

Ground Floor

Entrance Vestibule

4'6 x 3'11 (1.37m x 1.19m)

Reception Room

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

Kitchen

14'8 x 12'10 (4.47m x 3.91m)

First Floor

Landing

13'7 x 6'10 (4.14m x 2.08m)

Bedroom One

13'10 x 9'5 (4.22m x 2.87m)

Bedroom Two

11'4 x 9'3 (3.45m x 2.82m)

Bathroom

14'5 x 4'6 (4.39m x 1.37m)

External

Rear

Laid to lawn garden with bedding areas and outbuilding.



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