

## Barnes Street, Accrington, BB5 4JF


### Offers Over £120,000

SPACIOUS THREE BEDROOM END TERRACE HOME

Located on Barnes Street in the charming area of Church, Accrington, this delightful three-bedroom end terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a spacious layout, featuring two inviting living areas that provide ample space for relaxation and entertaining.

The modern kitchen is well-equipped, making it a joy to prepare meals, while the separate utility area adds convenience to daily chores. The three well-proportioned bedrooms offer comfortable accommodation for families or guests, and the family bathroom is designed with practicality in mind.

Outside, the property benefits from fitted solar panels. The rear yard provides a private outdoor space, perfect for enjoying the fresh air or hosting gatherings. This home combines modern living with a welcoming atmosphere, making it an ideal choice for those looking to settle in a friendly community. With its appealing features and prime location, this property is not to be missed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		76	
(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.

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- Tenure Leasehold
- On Street Parking
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Network Links
- Council Tax Band A
- Ideal First Time Buy/Family Home
- Enclosed Rear Yard Space

- EPC Rating C
- Three Well Proportioned Bedrooms
- Viewing Essential

## Entrance Vestibule

4'3 x 3'6 (1.30m x 1.07m)

## hall

11'4 x 3'6 (3.45m x 1.07m)

## Reception Room One

12'1 x 11'8 (3.68m x 3.56m)

## Reception Room Two

15'10 x 13'4 (4.83m x 4.06m)

## Kitchen

10'9 x 7'8 (3.28m x 2.34m)

## Utility

7'4 x 5'7 (2.24m x 1.70m)

## First Floor

### Landing

13'11 x 9'10 (4.24m x 3.00m)

### Bedroom One

16'1 x 11'9 (4.90m x 3.58m)

### Bedroom Two

12'7 x 6'2 (3.84m x 1.88m)

### Bedroom Three

11'8 x 8'10 (3.56m x 2.69m)

## Bathroom

9' x 6' (2.74m x 1.83m)

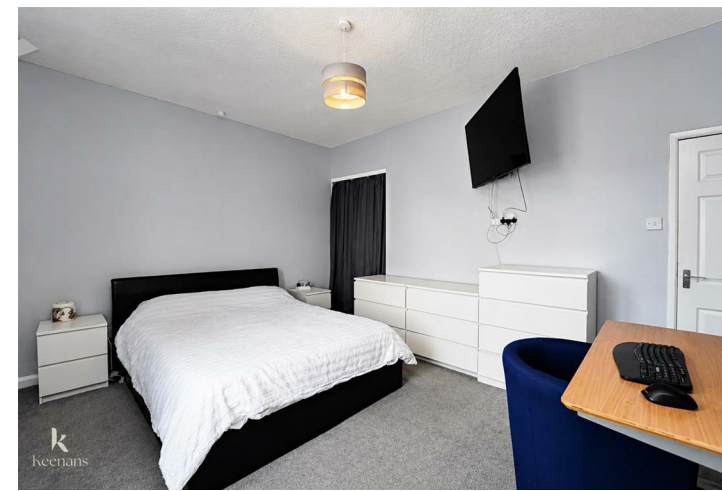
## External

### Front

Courtyard.

### Rear

Enclosed rear yard space.



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