



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(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.

Lonsdale Street, Accrington, BB5 0HJ

Offers Over £130,000

A FANTASTIC THREE BEDROOM TERRACED PROPERTY IN ACCRINGTON

Nestled in the heart of Accrington, this charming three-bedroom terraced house on Lonsdale Street offers a delightful blend of comfort and convenience. Perfectly situated just a stone's throw from the bustling town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making daily life both enjoyable and practical.

The property boasts excellent transport links, particularly to the M65, ensuring that commuting to nearby towns and cities is a breeze. This makes it an ideal choice for professionals and families alike, who appreciate the balance of suburban living with the accessibility of urban life.

The house itself features a well-designed layout, providing ample space for relaxation and entertaining. Each of the three bedrooms is generously sized, offering a comfortable retreat for family members or guests. The terrace style adds a touch of character, while the surrounding area is known for its friendly community atmosphere, making it a popular choice for those looking to settle down.

In summary, this property on Lonsdale Street is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its proximity to the town centre and excellent transport links, it presents a fantastic opportunity for anyone looking to embrace the charm of Accrington living.

Lonsdale Street, Accrington, BB5 OHJ

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- Tenure Leasehold
- On Street Parking
- Ideal First Time Buy
- Viewing Essential
- Council Tax band A
- Three Well Proportioned Bedrooms
- Ample Rear Garden Space
- EPC Rating C
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

Ground Floor

Entrance Vestibule

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

Hall

11' x 3'6 (3.35m x 1.07m)

Reception Room One

12'5 x 10'6 (3.78m x 3.20m)

Reception Room Two

14'5 x 13'7 (4.39m x 4.14m)

Kitchen

12'2 x 7'9 (3.71m x 2.36m)

First Floor

Landing

10'9 x 6'8 (3.28m x 2.03m)

Bedroom One

14'5 x 12'3 (4.39m x 3.73m)

Bedroom Two

10' x 7'6 (3.05m x 2.29m)

Bedroom Three

10' x 6'7 (3.05m x 2.01m)

Bathroom

8'6 x 5'1 (2.59m x 1.55m)

External

Front

Enclosed courtyard.

Rear

Enclosed paved garden bedding areas, mature shrubs and gate to shared access road.



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