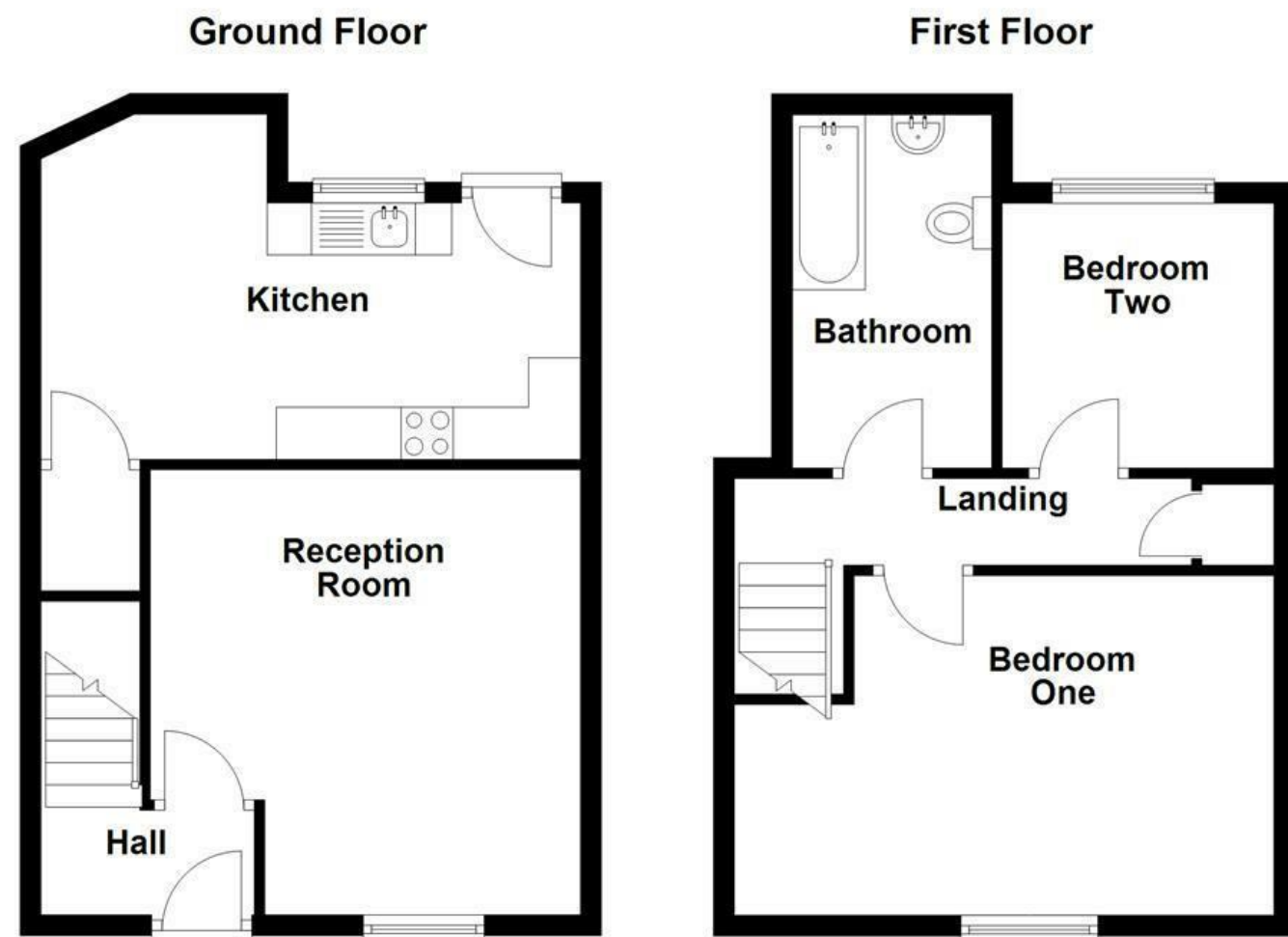




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>85</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | <b>71</b>               |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

## Read Street, Accrington, BB5 5LL

### Offers Over £70,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Located in the charming area of Clayton Le Moors, Accrington, this delightful two-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere, ideal for both relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a pleasure.

The property boasts two generously sized double bedrooms, ensuring ample space for rest and personalisation. The three-piece bathroom is functional and well-appointed, catering to all your daily needs.

Outside, the rear yard presents a private outdoor space, perfect for enjoying a morning coffee or hosting summer gatherings.

Location is key, and this home does not disappoint. It is conveniently situated close to bus routes and transport links, making commuting a breeze. Additionally, local schools and amenities are within easy reach, enhancing the appeal for families and professionals alike.

Read Street, Accrington, BB5 5LL

Offers Over £70,000

 2  1  1  C

- Envious Mid Terraced Property
  - Three Piece Bathroom Suite
  - On Street Parking
  - Tenure Freehold
- Two Bedrooms
  - No Chain Delay
  - Council Tax Band A
- Fitted Kitchen
  - Sought After Location
  - EPC Rating C

Ground Floor

Entrance Hallway  
6'9 x 3'4 (2.06m x 1.02m)

Reception Room One  
14 x 13'7 (4.27m x 4.14m)

Kitchen  
17'4 x 8'1 (5.28m x 2.46m)

First Floor

Landing  
13'5 x 2'8 (4.09m x 0.81m)

Bedroom One  
17'4 x 10'8 (5.28m x 3.25m)

Bedroom Two  
8'7 x 8'4 (2.62m x 2.54m)

Bathroom  
10'2 x 6'3 (3.10m x 1.91m)

