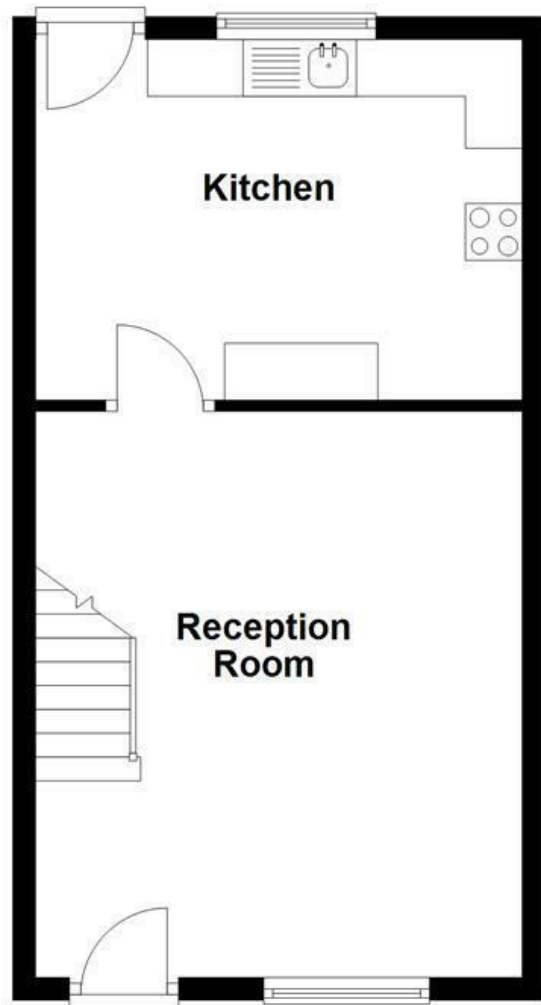
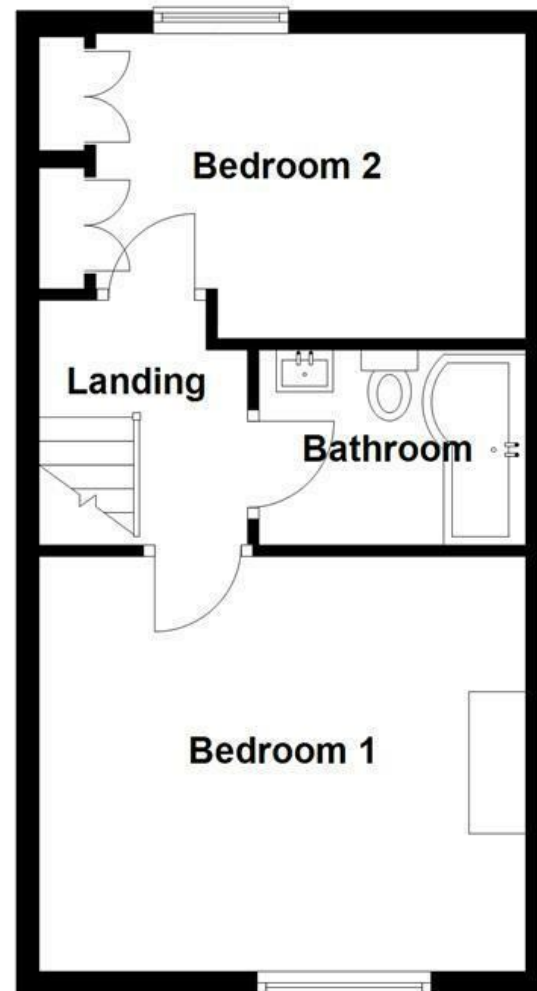


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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.

## Queen Street, Accrington, BB5 5QL

### £625

#### ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located in the heart of Clayton Le Moors, Accrington, this charming mid-terrace house offers a delightful blend of modern living and classic character. Built in the 1920s, the property boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped, offering a stylish and functional space for culinary enthusiasts. The contemporary bathroom complements the home beautifully, ensuring convenience and comfort.

Outside, the property features a rear yard, providing a private outdoor space for enjoying the fresh air or hosting summer gatherings. Street parking is available, adding to the convenience of this lovely home.

Situated in a great location, residents will benefit from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility. This property is a wonderful opportunity for anyone looking to settle in a vibrant area with a rich sense of community. Don't miss the chance to make this charming house your new home.



Queen Street, Accrington, BB5 5QL

£625

 2  1  1  C

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: C
- Two Bedrooms
  - Three Piece Bathroom
  - Tenure: Leasehold
- Spacious Reception Room
  - Enclosed Rear Yard
  - Council Tax Band: A

Ground Floor

Reception Room

16'4 x 14'1 (4.98m x 4.29m)

UPVC double glazed window, central heating radiator, smoke alarm, gas fire, stone hearth, tiled surround, wood mantle, meter cupboard, stairs to first floor and door to kitchen.

Kitchen

14'1 x 10'5 (4.29m x 3.18m)

UPVC double glazed window, central heating radiator, spotlights, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, double oven with four burner gas hob, Main boiler, part tiled elevation, tiled floor and hardwood door to rear.

First Floor

Landing

7' x 5'10 (2.13m x 1.78m)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

13'10 x 12' (4.22m x 3.66m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

13'8 x 8'10 (4.17m x 2.69m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bathroom

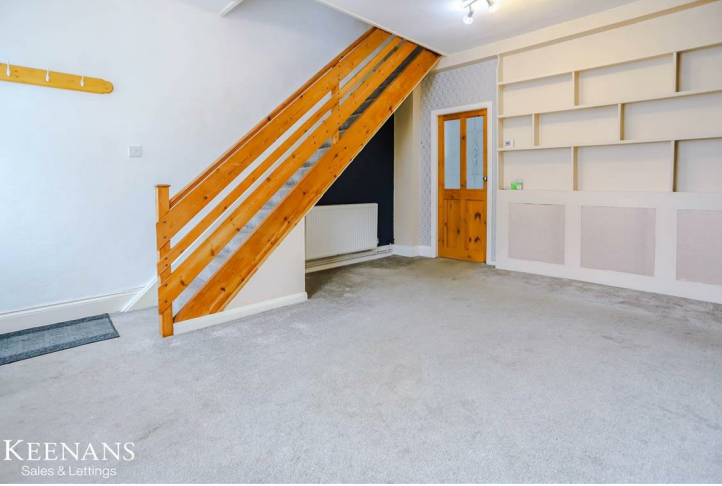
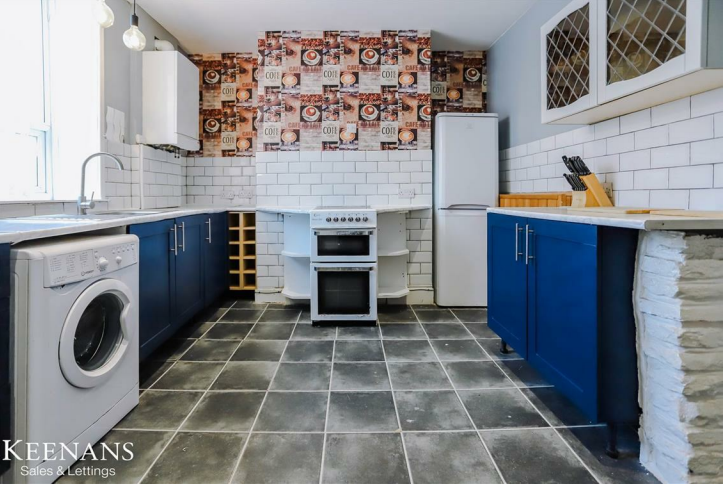
7'9 x 5'6 (2.36m x 1.68m)

Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, P shaped panel bath with mixer tap and rinse head, extractor fan, tiled elevation and lino flooring.

External

Rear

Enclosed yard with gated access to rear.



Tel: 01282507250

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