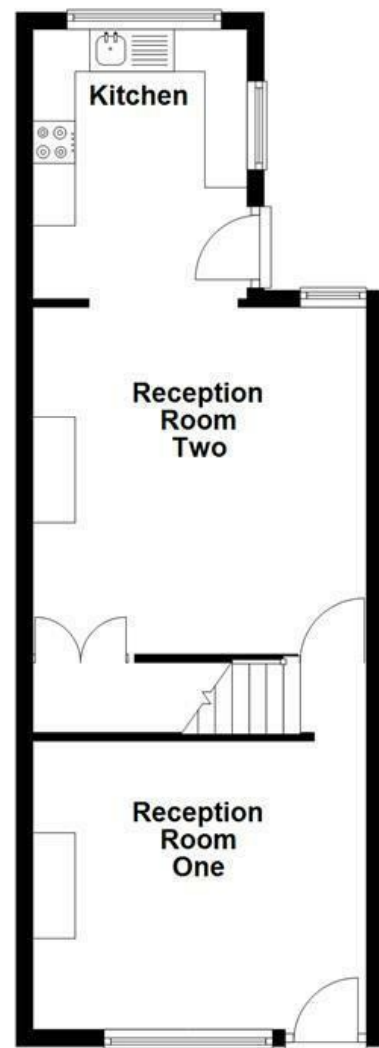
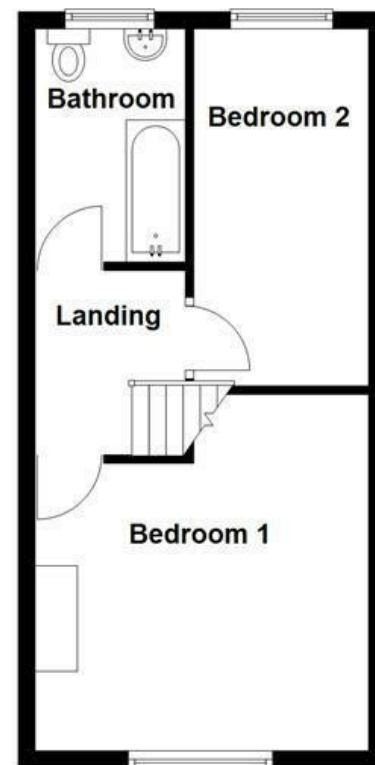


Ground Floor



First Floor



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

## Albert Street, Accrington, BB5 2HA

### Offers Over £80,000

#### CHARMING TWO BEDROOM MID TERRACE PROPERTY

Located on Albert Street in Accrington, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy yet stylish home.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The open-plan kitchen is a standout feature, boasting a tasteful design that is both functional and aesthetically pleasing. It is well-equipped for all your culinary needs, making it a joy to prepare meals and host gatherings.

The modern family bathroom is thoughtfully designed, offering a serene space to unwind after a long day. The property also benefits from a low-maintenance garden, featuring artificial grass at the rear, which allows for easy upkeep while providing a lovely outdoor area for leisure and enjoyment. The front garden adds to the property's appeal, enhancing its overall charm.

This home is not only practical but also conveniently located, making it an excellent choice for those looking to settle in a vibrant community. With its combination of modern amenities and comfortable living spaces, this property on Albert Street is a wonderful opportunity for anyone seeking a new place to call home.



# Albert Street, Accrington, BB5 2HA

## Offers Over £80,000



- Tenure Leasehold
  - On Street Parking
  - Ready To Move Into
  - Easy Access To Major Network Links
- Council Tax Band A
  - Two Spacious Reception Rooms
  - Two Generously Sized Bedrooms
- EPC Rating TBC
  - Ideal First Time Buy
  - Enclosed Rear Yard

### Ground Floor

#### Entrance

UPVC partial frosted door to reception room one.

#### Reception Room One

12'11 x 11'2 (3.94m x 3.40m)

UPVC double glazed window, central heating radiator, meter cupboard, wood effect laminate flooring, stairs to first floor and door to reception room two.

#### Reception Room Two

13'6 x 13' (4.11m x 3.96m)

UPVC double glazed window, gas fire with decorative surround, under stairs storage, wood effect laminate flooring and open access to kitchen.

#### Kitchen

10'6 x 8'4 (3.20m x 2.54m)

Two UPVC double glazed windows, central heating radiator, panel wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, plumbing for washing machine, integrated oven, four ring gas hob, tiled splash back, extractor hood, space for fridge freezer, UPVC double glazed frosted door to rear and wood effect laminate flooring.

### First Floor

#### Landing

7'4 x 6' (2.24m x 1.83m)

Loft hatch, spotlights, smoke alarm, doors to two bedrooms, bathroom and wood effect laminate flooring.

#### Bedroom One

13' x 11'3 (3.96m x 3.43m)

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

#### Bedroom Two

15'2 x 6'7 (4.62m x 2.01m)

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

#### Bathroom

10' x 6'1 (3.05m x 1.85m)

UPVC double glazed frosted window, central heating radiator, panel bath, overhead direct feed shower and rinse head, dual flush WC, pedestal wash basin, part tiled elevation, access to Baxi boiler, part tiled elevation and wood effect laminate flooring.

### External

#### Front

Enclosed paved courtyard.

#### Rear

Enclosed paved yard with artificial grass.



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