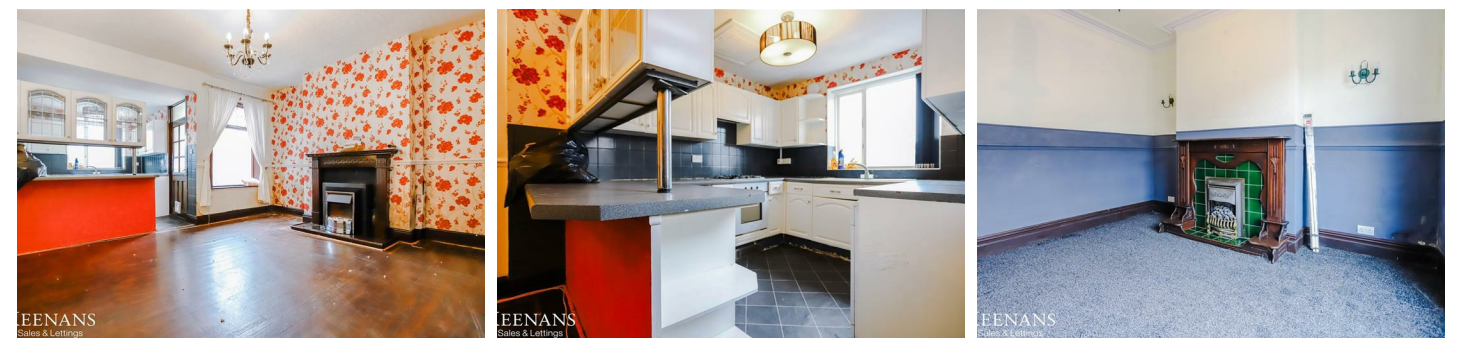




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Exchange Street, Accrington, BB5 0LE

£89,950

FOUR BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located in the heart of Accrington on Exchange Street, this charming four-bedroom mid-terrace house offers a wonderful opportunity for families and investors alike. Spanning three floors, the property boasts ample living space, making it ideal for those seeking comfort and versatility.

Upon entering, you will find two inviting reception rooms that provide a perfect setting for relaxation or entertaining guests. The open-plan kitchen is a delightful feature, allowing for a seamless flow between cooking and socialising, making it the heart of the home.

One of the standout features of this property is the large rear yard, which presents an excellent space for outdoor activities, gardening, or simply enjoying the fresh air. This area is perfect for families with children or for those who appreciate outdoor living.

The property is sold with no chain delay, ensuring a smooth and efficient purchasing process. With a little imagination and personal touch, this home has significant potential to be transformed into a stunning residence that reflects your style and needs.

Whether you are looking to settle down in a vibrant community or seeking a promising investment opportunity, this mid-terrace house on Exchange Street is not to be missed. Come and explore the possibilities that await you in this delightful property.

Exchange Street, Accrington, BB5 0LE

£89,950

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- Tenure Leasehold
 - On Street Parking
 - Abundance Of Space
 - Easy Access To Major Network Links
- Council Tax Band A
 - Bursting With Potential
 - Fitted Kitchen And Four Piece Bathroom Suite
- EPC Rating TBC
 - Ideal Investment Opportunity
 - Four Well Proportioned Bedrooms

Ground Floor

Entrance

Composite frosted door to vestibule.

Vestibule

4'4 x 3'3 (1.32m x 0.99m)
Tiled floor, coving and door to hall.

Hall

11'7 x 3'3 (3.53m x 0.99m)
Central heating radiator, coving, stairs to first floor and doors to two reception rooms.

Reception RoomOne

12'9 x 11'7 (3.89m x 3.53m)
UPVC double glazed window, central heating radiator, gas fire with tiled surround and coving.

Reception Room Two

15'7 x 13'6 (4.75m x 4.11m)
Hard wood double glazed window, central heating radiator, electric fire, hard wood floor and open access to kitchen.

Kitchen

10'3 x 8'9 (3.12m x 2.67m)
Hard wood single glazed window, hard wood door to rear, panel wall and base units, laminate work top, composite one and a half sink and drainer with mixer tap, oven, four ring gas hob, plumbed for washing machine, space for fridge freezer, part tiled elevation, loft access and tiled effect lino flooring.

First Floor

Landing

15'9 x 5'7 (4.80m x 1.70m)
Smoke alarm, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

15'7 x 12'3 (4.75m x 3.73m)
UPVC double glazed window, central heating radiator, coving, loft access, storage and hard wood floor.

Bedroom Two

9'4 x 7'2 (2.84m x 2.18m)
UPVC double glazed window and central heating radiator.

Bathroom

10'6 x 8'1 (3.20m x 2.46m)
Hard wood single glazed frosted window, electric radiator, panel bath, pedestal wash basin, enclosed shower, low flush WC, storage, tiled elevation and lino flooring.

Second Floor

Landing

3'11 x 2'9 (1.19m x 0.84m)
Storage and doors to two bedrooms.

Bedroom Three

10'9 x 6'6 (3.28m x 1.98m)
UPVC double glazed window and storage.

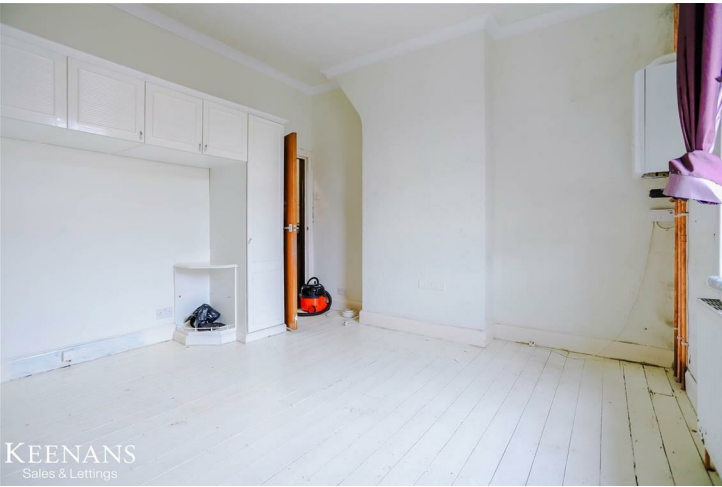
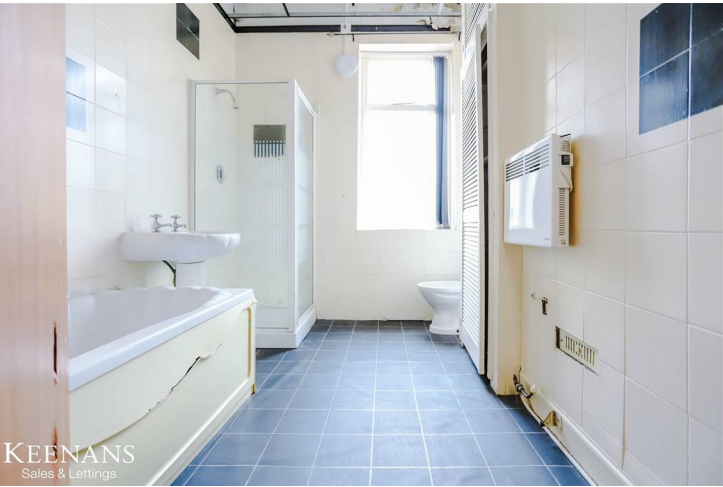
Bedroom Four

12' x 9'7 (3.66m x 2.92m)
UPVC double glazed window.

External

Rear

Enclosed paved yard.



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