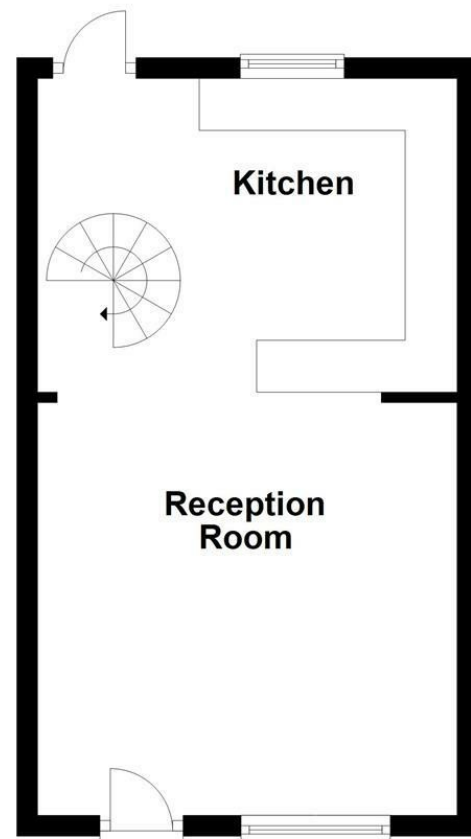
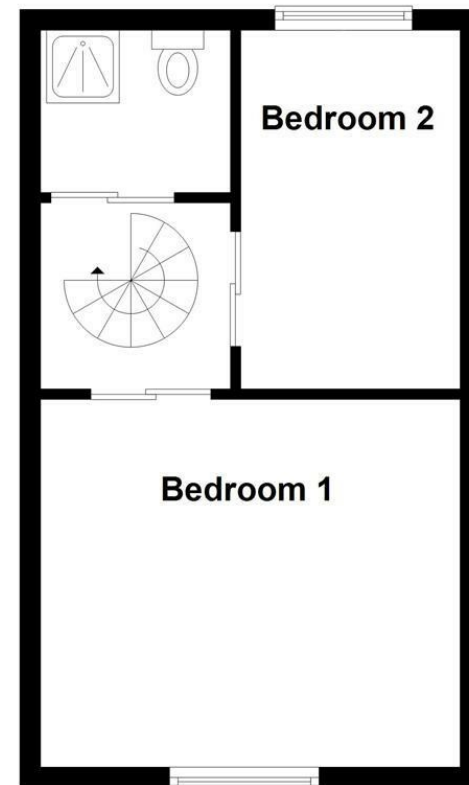


Ground Floor
Approx. 308.2 sq. feet



First Floor
Approx. 308.2 sq. feet



Total area: approx. 616.4 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

Water Street, Accrington, BB5 6QZ

£79,950

AN IMPRESSIVE TWO BEDROOMED MID TERRACED PROPERTY

Having been updated and presented to the highest standard throughout with impressive open plan kitchen living space, modern fixtures and fittings and neutral decor, this exceptional mid terraced property is being proudly welcomed to the market in the highly regarded area of Accrington. With no chain delay and having been maintained beautifully throughout, this property is the perfect home for a small family or as a rental investment! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a spacious reception room leads on openly to a modern kitchen, The kitchen then houses a spiral staircase on to the first floor. The first floor comprises of doors on to two bedrooms and a shower room. Externally there is an enclosed garden to the rear with patio and laid to lawn areas.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Water Street, Accrington, BB5 6QZ

£79,950

2 1 1 D

- D-Rated EPC
- On Road Property
- Nearby Public Transport Links
- Leasehold Property
- Unique Features
- In Walking Distance Of Schools
- Beautifully Maintained
- Outstanding Fitted Kitchen
- Town Centre Located

Ground Floor

Reception Room

13'00 x 12'09 (3.96m x 3.89m)
UPVC double glazed window, central heating radiator, metre cupboard, television point, spotlights, coving, wood effect floor, opening to kitchen.

Kitchen

13'00 x 10'02 (3.96m x 3.10m)
UPVC double glazed window, range of grey wall and base units, marble effect surfaces, stainless steel sink and drainer with mixer tap, integrated electric oven withy four ring induction hob, extractor hood, space for fridge, main Combi boiler, breakfast bar, smoke alarm, coving, wood effect floor, door to the rear garden, spiral staircase to first floor.

First Floor

Landing

5'08 x 5'04 (1.73m x 1.63m)
Smoke alarm, spotlights, sliding doors to two bedrooms and the shower room.

Bedroom One

13'01 x 13'01 (3.99m x 3.99m)
UPVC double glazed window, central heating radiator.

Bedroom Two

9'04 x 7'01 (2.84m x 2.16m)
UPVC double glazed window, central heating radiator.

Shower Room

5'01 x 3'05 (1.55m x 1.04m)
Dual flush WC with integrated wash basin and mixer tap, direct feed enclosed rainfall shower, full tile elevations, extractor fan, tiled floor.

