



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Avenue Parade, Accrington, BB5 6QN

£130,000

THE PERFECT TWO BEDROOM TERRACED PROPERTY IN ACCRINGTON

Nestled in the heart of Accrington on Avenue Parade, this stunning mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The two inviting bedrooms provide a comfortable retreat, while the modern bathroom ensures convenience for daily living.

This home has been meticulously maintained, making it move-in ready for its new occupants. The tasteful decor and thoughtful layout create a warm and welcoming atmosphere, perfect for those looking to settle in without the need for immediate renovations.

Additionally, the property is conveniently located close to a variety of local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This prime location enhances the appeal of the home, making it an ideal choice for those seeking both comfort and convenience.

In summary, this delightful two-bedroom terrace house on Avenue Parade is a fantastic opportunity that should not be missed. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this home is ready to welcome you.

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£130,000



- EPC Rating TBC
- Two Bedroom Property
- On Street Parking
- Rear Yard With Outhouse
- Tenure Freehold
- Ideal First Time Buy
- Garage At The Rear Of Property
- Council Tax Band A
- Modern Kitchen
- Spacious Living Area

## Ground Floor

### Entrance Vestibule

4'11x3'1 (1.50mx0.94m)

### Hallway

11'10x3'2 (3.61mx0.97m)

### Reception Room One

12'7x11'1 (3.84mx3.38m)

### Reception Room Two

14'6x13'10 (4.42mx4.22m)

### Kitchen

9'7x8'3 (2.92mx2.51m)

## First Floor

### Landing

14'9x5'8 (4.50mx1.73m)

### Bedroom One

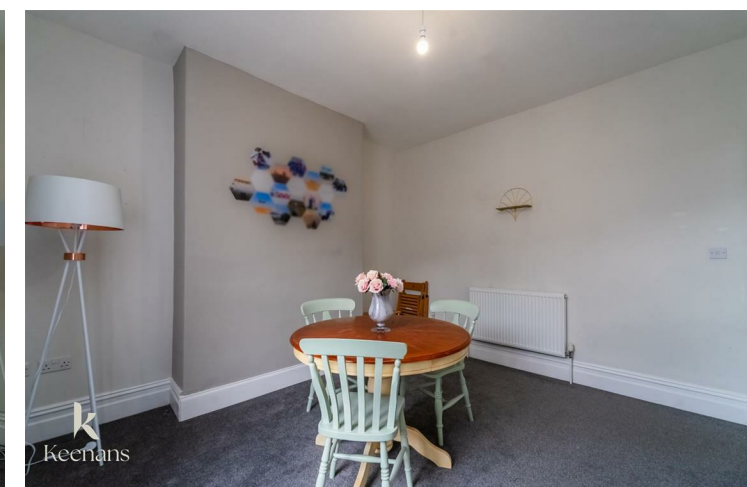
14'11x10'8 (4.55mx3.25m)

### Bedroom Two

11'2x9'11 (3.40mx3.02m)

### Bathroom

11'0x5'2 (3.35mx1.57m)



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