



| 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 | | | |
| | | 69 | 77 |
| 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.

Station Road, Accrington, BB5 6LS

£140,000

FOUR BEDROOM TERRACE PROPERTY BURSTING WITH POTENTIAL

Located on Station Road in Accrington, this remarkable property presents a unique opportunity for those seeking a spacious family home or a promising investment. Originally two terrace houses, this residence has been thoughtfully combined to create a generous living space that boasts two inviting living areas, perfect for both relaxation and entertaining.

The heart of the home is the charming country-style kitchen, which offers a warm and welcoming atmosphere for family gatherings. The property features four well-proportioned double bedrooms, ensuring ample space for family members or guests. A conveniently located shower room on the first floor adds to the practicality of the layout, making daily routines effortless.

Outside, the rear yard provides a private retreat, complete with a shed for additional storage, catering to all your gardening or hobby needs. The property is bursting with potential, allowing for personal touches and enhancements to truly make it your own.

Situated in a prime location, this home is in close proximity to local schools, transport links, and various amenities, making it an ideal choice for families and commuters alike. With its blend of space, character, and convenience, this property is not to be missed. Whether you are looking to settle down or invest, this home on Station Road is a fantastic opportunity waiting to be explored.

Station Road, Accrington, BB5 6LS

£140,000

 4  1  2  C

- Four Bedroom Terrace Property
- Country Style Fitted Kitchen
- On Street Parking
- Tenure - Leasehold
- Originally Two Homes Combined Into One
- First Floor Shower Room
- EPC Rating - C
- Two Spacious Reception Rooms
- Bursting With Potential Throughout
- Council Tax Band - TBC

Ground Floor

Reception Room One

29'9 x 26'11 (9.07m x 8.20m)

Reception Room Two

14'5 x 13'11 (4.39m x 4.24m)

Kitchen

16'1 x 8'11 (4.90m x 2.72m)

First Floor

Landing

14'6 x 7 (4.42m x 2.13m)

Bedroom One

14'7 x 10'4 (4.45m x 3.15m)

Bedroom Two

10 x 9'9 (3.05m x 2.97m)

Bedroom Three

14'7 x 12 (4.45m x 3.66m)

Bedroom Four

14'8 x 9'5 (4.47m x 2.87m)

Shower Room

9'10 x 5 (3.00m x 1.52m)

External

Front

On Street Parking

Rear

Rear yard, shed for additional storage.



Tel: 01254389384

www.keenans-estateagents.co.uk