




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(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.

Elmfield Street, Accrington, BB5 4EA

£110,000

DECEPTIVELY SPACIOUS TWO BEDROOM MID TERRACE HOME

Located on the charming Elmfield Street in the heart of Church, Accrington, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two generously sized bedrooms, providing ample space for relaxation and rest.

Upon entering, you will find two inviting living areas that offer versatility for various uses, whether it be a cosy lounge or a vibrant entertaining space. The separate kitchen is well-equipped, making it ideal for those who enjoy cooking and hosting. The layout of the home ensures a comfortable flow throughout, perfect for modern living.

The property also features a well-maintained bathroom, catering to all your daily needs. Outside, you will discover both front and rear yards, providing outdoor space for gardening, relaxation, or simply enjoying the fresh air.

With its spacious interiors and convenient location, this house is not only a great investment opportunity but also a perfect starter home for those looking to establish themselves in the area. Elmfield Street is well-connected, offering easy access to local amenities and transport links, making it an ideal choice for anyone seeking a blend of comfort and convenience. Don't miss the chance to make this charming property your own.

Elmfield Street, Accrington, BB5 4EA

£110,000



- Immaculate Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Ideal for First-Time Buyers
- Tenure Leasehold
- Three Piece Shower Room
- Low Maintenance Externals
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'4 x 3'4 (1.32m x 1.02m)

Reception Room One

14'8 x 12'9 (4.47m x 3.89m)

Reception Room Two

14'2 x 13'6 (4.32m x 4.11m)

Kitchen

8'6 x 7'0 (2.59m x 2.13m)

First Floor

Landing

6'10 x 6'4 (2.08m x 1.93m)

Bedroom One

14'3 x 12'4 (4.34m x 3.76m)

Bedroom Two

15'7 x 7'7 (4.75m x 2.31m)

Shower Room

9'6 x 6'1 (2.90m x 1.85m)



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