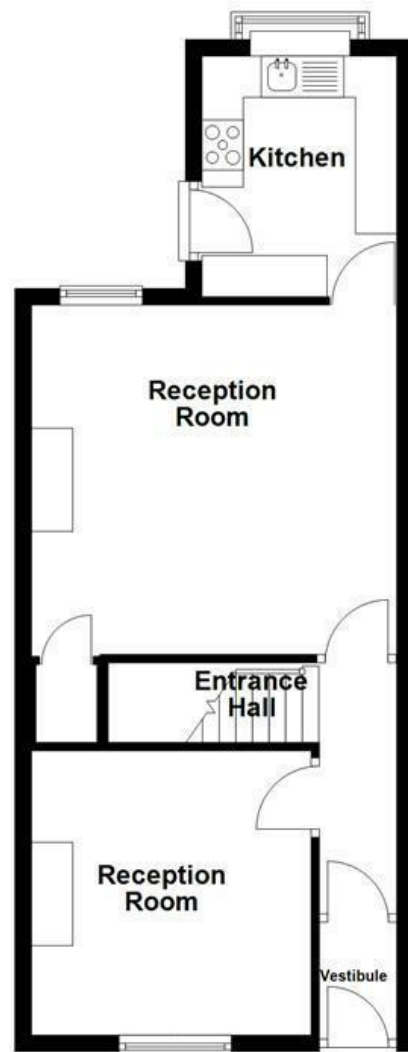
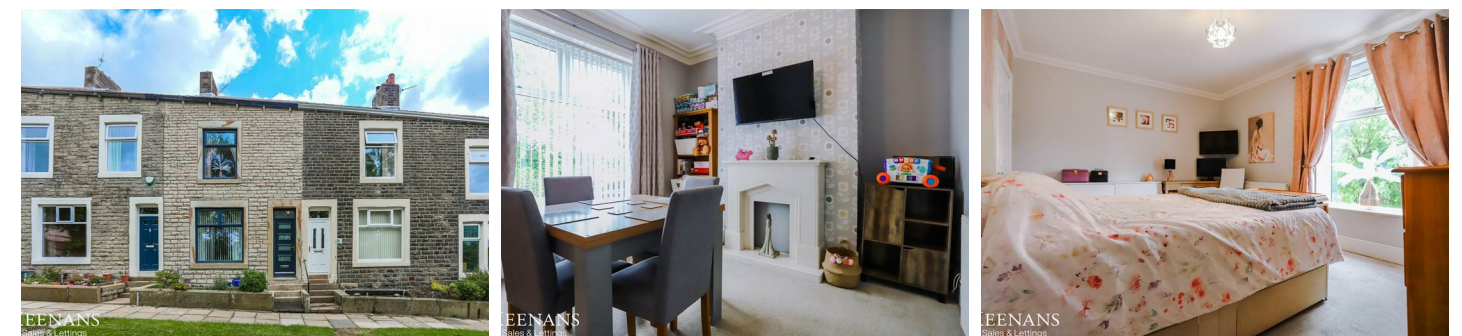
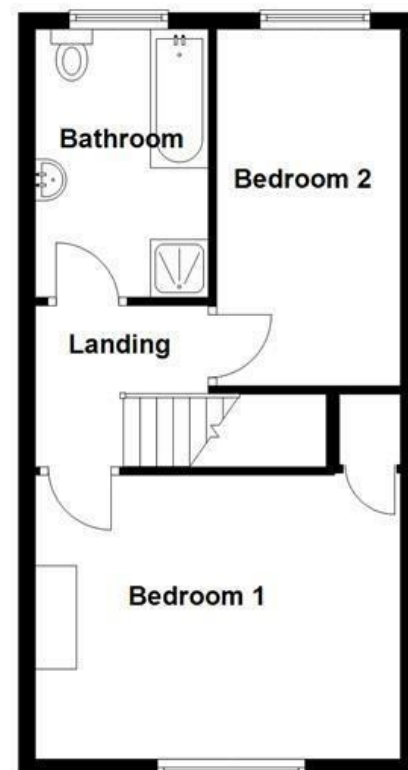


Ground Floor



First Floor



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		
	77	84
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Pansy Street North, Accrington, BB5 4BJ

£140,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located in the heart of Accrington on Pansy Street North, this charming mid-terrace house offers a delightful blend of comfort and modern living. With two spacious double bedrooms, this property is perfect for couples, small families, or those seeking a comfortable home in a vibrant town setting.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The contemporary kitchen is well-equipped, making it a joy to prepare meals and gather with loved ones. The layout of the home is both practical and appealing, ensuring that every corner is utilised effectively.

One of the standout features of this property is the large four-piece bathroom, which boasts a luxurious corner jetted bath, perfect for unwinding after a long day. The front and rear yards offer outdoor space for gardening or enjoying a morning coffee in the fresh air, adding to the overall charm of the home.

Situated in a great town location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who appreciate convenience and community. This mid-terrace house is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming environment. Don't miss the chance to make this delightful property your new home.

Pansy Street North, Accrington, BB5 4BJ

£140,000

 2  1  2  C

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Two Double Bedrooms
 - Four Piece Bathroom
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule

4'6 x 3'1 (1.37m x 0.94m)

Composite double glazed frosted entrance door, coving and door to hall.

Hall

10' x 3'2 (3.05m x 0.97m)

Central heating radiator, wood effect laminate floor, stairs to first floor and doors to two reception rooms.

Reception Room One

11'3 x 11'1 (3.43m x 3.38m)

Composite double glazed window, central heating radiator cornice coving and marble effect fireplace.

Reception Room Two

14'11 x 13'10 (4.55m x 4.22m)

Composite double glazed window, central heating radiator, gas fire, marble effect hearth and surround, wood effect flooring and door to kitchen.

Kitchen

9'7 x 7'9 (2.92m x 2.36m)

Composite double glazed box window, spotlights, wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, integrated oven, five burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, tile effect lino flooring and composite double glazed frosted door to rear.

First Floor

Landing

7'8 x 6'5 (2.34m x 1.96m)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

14'9 x 11'3 (4.50m x 3.43m)

Composite double glazed window, central heating radiator, coving and over stairs storage.

Bedroom Two

14'3 x 7'6 (4.34m x 2.29m)

Composite double glazed window, central heating radiator and coving.

Bathroom

10'8 x 6'10 (3.25m x 2.08m)

Composite double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner panel bath with water jets and mixer tap, direct feed shower in enclosure, tiled elevation and tiled floor.

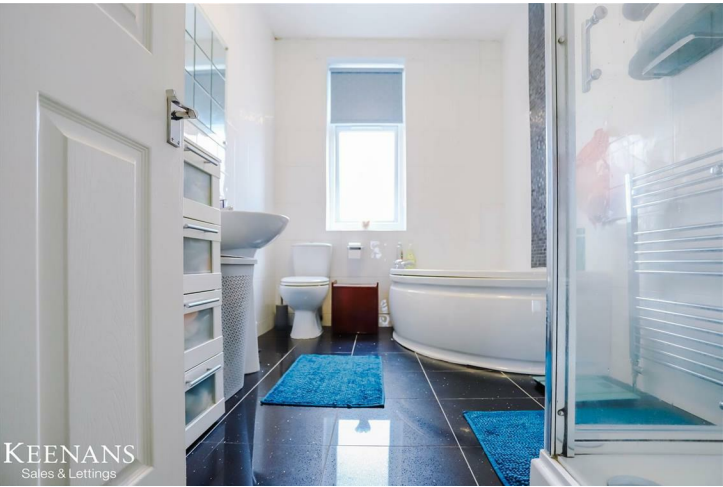
External

Front

Courtyard with bedding area.

Rear

Enclosed paved yard and gated access to rear.



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