



Maudsley Street, Accrington, BB5 6AD

£120,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located on the charming Maudsley Street in Accrington, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a versatile layout, featuring an additional office space that can easily serve as a third bedroom, catering to various lifestyle needs.

Upon entering, you are welcomed into two inviting living areas, perfect for relaxation and entertaining. The fitted kitchen is well-equipped, providing a functional space for culinary pursuits. The family bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this home is the spacious rear yard, offering ample outdoor space for gardening, leisure activities, or simply enjoying the fresh air. This area is ideal for families or those who appreciate outdoor living.

With its prime location and versatile living spaces, this property is not only a great investment but also a wonderful place to call home. Whether you are looking to settle down or seeking a promising rental opportunity, this mid-terrace house on Maudsley Street is sure to impress. Don't miss the chance to make it yours.

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		
	47	73
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.

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2 1 2 E

- Two Bedroom Mid Terraced Property
- Fitted Kitchen With Appliances
- Ideal First Time Buy Or Great Investment Opportunity
- On Street Parking
- Versatile Office Or Bedroom
- Two Spacious Living Areas
- Viewing Highly Recommended
- Tenure Leasehold
- Council Tax Band A
- EPC Rating E

Ground Floor

Hall
15' x 3'5 (4.57m x 1.04m)

Reception Room One
12'5 x 11 (3.78m x 3.35m)

Reception Room Two
15'4 x 13.7 (4.67m x 3.96m.2.13m)

Kitchen
9'9 x 9'2 (2.97m x 2.79m)

First Floor

Bedroom One
15'6 x 11 (4.72m x 3.35m)

Office
13'7 x 5'11 (4.14m x 1.80m)

Bedroom Two
9'10 x 9 (3.00m x 2.74m)

Bathroom
9'2 x 5'4 (2.79m x 1.63m)

External

Rear
Enclosed paved yard.



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