



Fountain Street, Accrington, BB5 0QR

£160,000

A MODERN TWO BEDROOM MID TERRACE PROPERTY WITH ADDED LOFT ROOM

Located on the charming Fountain Street in Accrington, this delightful two-bedroom mid-terrace house offers a perfect blend of modern living and convenience. Upon entering, you will find two inviting living areas that provide ample space for relaxation and entertaining. The contemporary kitchen is well-equipped, making it a joy for any home cook.

This property boasts two generously sized double bedrooms on the first floor, ensuring comfort and privacy for all occupants. Additionally, the versatile loft room presents an excellent opportunity for a home office, playroom, or extra guest accommodation, adapting to your lifestyle needs.

The ground floor features a convenient wet room, alongside a family bathroom, catering to the demands of modern family life. Outside, the rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting summer gatherings.

Situated in close proximity to local schools and the town centre, this home is perfectly positioned for families and professionals alike. With its thoughtful layout and modern amenities, this property is a wonderful opportunity for those seeking a comfortable and convenient lifestyle in Accrington.

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		54	
(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.

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- Tenure Leasehold
- Council Tax Band A
- EPC Rating E
- On Street Parking
- Two Generously Sized Double Bedrooms And Spacious Loft Room
- Fitted Kitchen
- Down Stairs Wet Room For Convenience And Three Piece Bathroom Suite
- Ideal Family Home With Viewing Essential
- Ideal Location

Ground Floor

Entrance Hall

15'4 x 3'3 (4.67m x 0.99m)

Reception Room One

12' x 10' (3.66m x 3.05m)

Reception Room Two

14' x 137 (4.27m x 41.76m)

Kitchen

19' x 7'9 (5.79m x 2.36m)

Wet Room

8'2 x 3'5 (2.49m x 1.04m)

First Floor

Landing

7'9 x 6' (2.36m x 1.83m)

Bedroom One

13'1 x 11'9 (3.99m x 3.58m)

Bedroom Two

11' x 8' (3.35m x 2.44m)

Bathroom

10'8 x 5'2 (3.25m x 1.57m)

Second Floor

Loft Room

21'2 x 137 (6.45m x 41.76m)



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