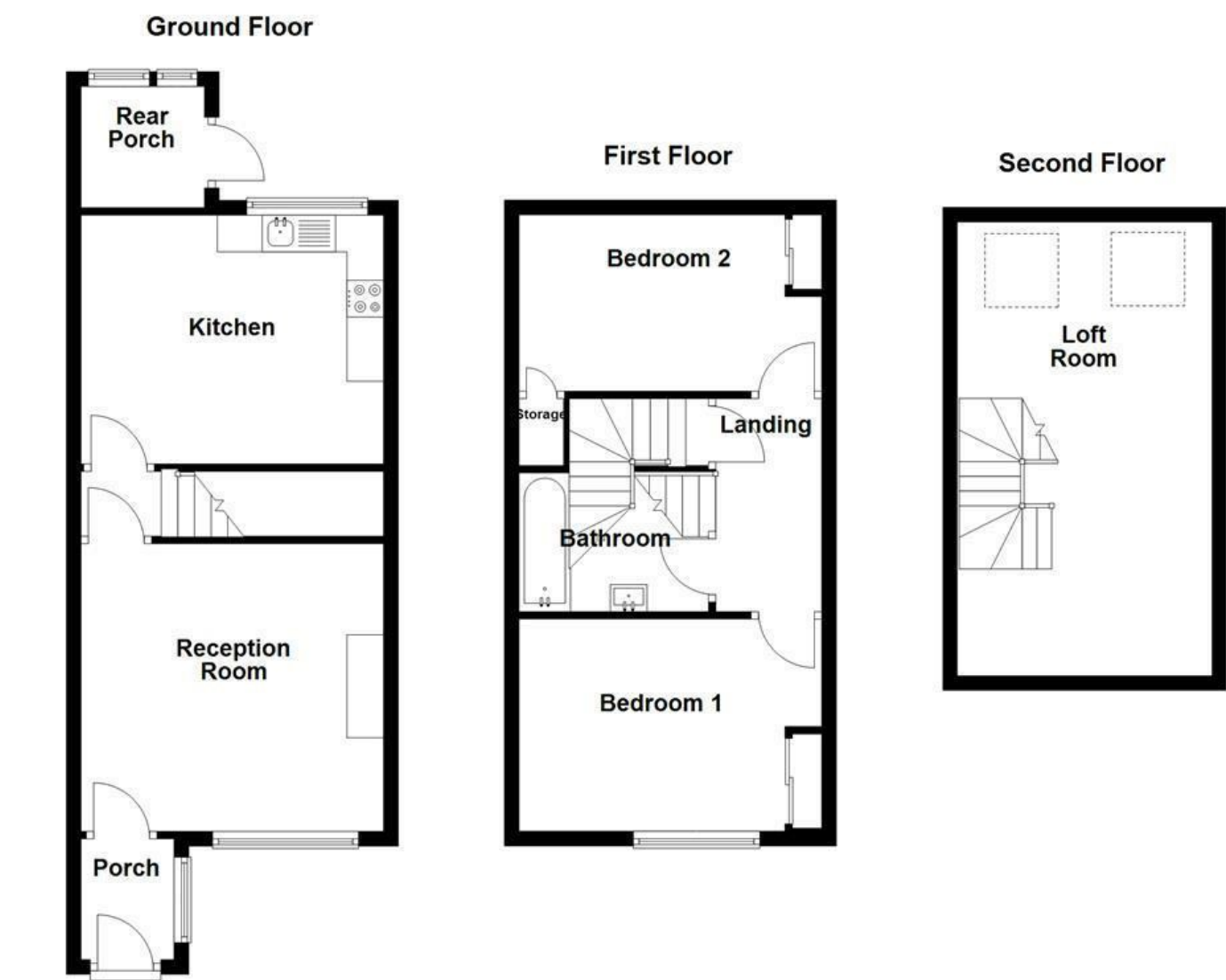




## Alexandra Street, Accrington, BB5 5SZ

### Offers Over £110,000

A MODERN TWO BEDROOM MID TERRACE HOME WITH LOFT ROOM

Located in Clayton Le Moors, Accrington, this delightful mid-terrace house on Alexandra Street presents an excellent opportunity for first-time buyers. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The spacious lounge is a welcoming area, perfect for entertaining guests or enjoying quiet evenings by the cosy fire. The outdoor area also benefits from a concrete store room.

One of the standout features of this home is the versatile loft room, which can be adapted to suit your needs, whether as a home office, playroom, or additional storage space. The modern kitchen is well-equipped, making meal preparation a pleasure, while the contemporary bathroom adds a touch of luxury to your daily routine.

The property also benefits from both front and rear porches, enhancing the overall appeal and functionality of the home. The property also has an outdoor catio, providing a safe and secure space for cats to enjoy fresh air and natural surroundings while remaining protected. With its ready-to-move-into condition, this house is ideal for those looking to settle in quickly and start enjoying their new surroundings.

In summary, this property on Alexandra Street is a fantastic choice for anyone seeking a comfortable and stylish home in a friendly community. Don't miss the chance to make this lovely house your own.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | <b>69</b>               |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

# Alexandra Street, Accrington, BB5 5SZ

Offers Over £110,000

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- Two Double Bedrooms
- Modern Kitchen And Bathroom
- Ideal First Time Buy With Viewing Essential
- Tenure Freehold
- Versatile Loft Space
- Front And Rear Porch
- EPC Rating C
- Council Tax Band A
- Ready To Move Into
- On Street Parking

## Ground Floor

**Porch**  
5'5 x 4'2 (1.65m x 1.27m )

**Reception Room**  
13'6 x 12'10 (4.11m x 3.91m )

**Kitchen**  
13'3 x 11'1 (4.04m x 3.38m )

**Rear Porch**  
5'6 x 5'4 (1.68m x 1.63m )

## First Floor

### Landing

**Bedroom One**  
13'6 x 9'5 (4.11m x 2.87m )

**Bedroom Two**  
13'3 x 7'10 (4.04m x 2.39m )

**Bathroom**  
8'6 x 6'8 (2.59m x 2.03m )

## Second Floor

**Loft Room**  
20'3 x 12'8 (6.17m x 3.86m )



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)