



Adelaide Street, Accrington, BB5 2BE

Offers Over £100,000

AN OUTSTANDING MID TERRACED PROPERTY

Nestled in the desirable Adelaide Street of Accrington, this charming mid-terraced property offers a wonderful opportunity for both first-time buyers and investors alike. Spanning an impressive 936 square feet, the property boasts a spacious reception room that welcomes you into the home, alongside two generously sized double bedrooms that provide ample space for relaxation and rest.

The interior features a neutral decoration throughout, allowing for a blank canvas where you can easily infuse your personal style and preferences. The property also benefits from a fantastic loft conversion, adding versatility to the living space, and a delightful conservatory that invites natural light and offers a perfect spot for enjoying the garden views.

Convenience is key with this property, as it is located just a stone's throw away from the vibrant town centre of Accrington. Residents will appreciate the close proximity to local schools, bus routes, and a variety of amenities, making daily life both easy and enjoyable.

With no chain delay, this home is ready for you to move in and make it your own. Whether you are looking for your first home or a promising investment opportunity, this property is sure to

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(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.

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- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Shower Room
- Low Maintenance Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'1 x 3'3 (1.24m x 0.99m)

UPVC double glazed frosted front door and hardwood single glazed door to reception room.

Reception Room

16'1 x 13'10 (4.90m x 4.22m)

UPVC double glazed window, central heating radiator, gas fire, meter cupboard, dado rail, wood effect laminate flooring, open to kitchen and stairs to first floor.

Kitchen

13'10 x 10'1 (4.22m x 3.07m)

Hardwood single glazed window, central heating radiator, range of wood panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, plumbing for washing machine, cast iron multifuel burner, Worcester boiler, wood effect laminate flooring and UPVC double glazed French doors to conservatory.

Conservatory

9'7 x 6'4 (2.92m x 1.93m)

UPVC double glazed windows, central heating radiator, feature wall light, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

13'10 x 10'0 (4.22m x 3.05m)

Central heating radiator, smoke detector, doors leading to two bedrooms, shower room and stairs to second floor.

Bedroom One

13'10 x 8'8 (4.22m x 2.64m)

UPVC double glazed window, hardwood single glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'1 x 7'10 (3.07m x 2.39m)

UPVC double glazed window and central heating radiator.

Shower Room

7'3 x 5'8 (2.21m x 1.73m)

UPVC double glazed frosted window, central heating

radiator, dual flush WC, pedestal wash basin with traditional taps, walk-in double direct feed shower, tiled elevations and wood effect lino flooring.

Second Floor

Loft Room

13'10 x 12'7 (4.22m x 3.84m)

Two Velux windows, central heating radiator, two feature wall lights and integrated storage.

External

Rear

Enclosed paved yard with bedding areas.



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