



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	83
(81-91) B		
(69-80) C		
(55-68) D		
(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.

Stanley Street, Accrington, BB5 6QG

£120,000

A MODERN TWO BEDROOM MID TERRACE PROPERTY WITH ADDED LOFT ROOM

Welcome to this fantastic mid-terrace house located on Stanley Street in Accrington. This delightful property boasts two spacious double bedrooms, making it an ideal home for families or couples seeking extra space. The versatile loft room adds a unique touch, providing an excellent opportunity for a home office, playroom, or additional guest accommodation.

As you enter, you will be greeted by a great family lounge, featuring a modern media wall that creates a stylish focal point for relaxation and entertainment. The cottage-style kitchen is both inviting and functional, equipped with modern fixtures and fittings that cater to your culinary needs.

The family bathroom is well-appointed, ensuring comfort and convenience for all residents. Outside, the property offers a lovely rear yard, perfect for enjoying the fresh air or hosting gatherings. Additionally, there is a garage to the rear, providing valuable storage space or secure parking.

This home is ready to move into, allowing you to settle in without delay. With its blend of modern amenities and charming features, this property on Stanley Street is a wonderful opportunity for those looking to establish their roots in Accrington. Don't miss the chance to make this lovely house your new home.

Stanley Street, Accrington, BB5 6QG

£120,000

2 1 1 D

- Two Double Bedrooms
 - Tenure Leasehold
 - EPC Rating D
 - Easy Access To Major Network Links
- Versatile Loft Room
 - Council Tax Band A
 - Rear Yard And Garage Offering Secure Parking
- Modern Fixtures And Fittings
 - Cottage Style Kitchen
 - Ready To Move Into With Viewing Essential

Ground Floor

Entrance Vestibule

3'10 x 3'9 (1.17m x 1.14m)

Reception Room

13' x 12'4 (3.96m x 3.76m)

Kitchen/Dining Area

13'10 x 12'4 (4.22m x 3.76m)

First Floor

Landing

8'9 x 5'6 (2.67m x 1.68m)

Bedroom One

13'8 x 9'9 (4.17m x 2.97m)

Bedroom Two

13'5 x 7' (4.09m x 2.13m)

Bathroom

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

Second Floor

Loft Room

11'11 x 10'6 (3.63m x 3.20m)

