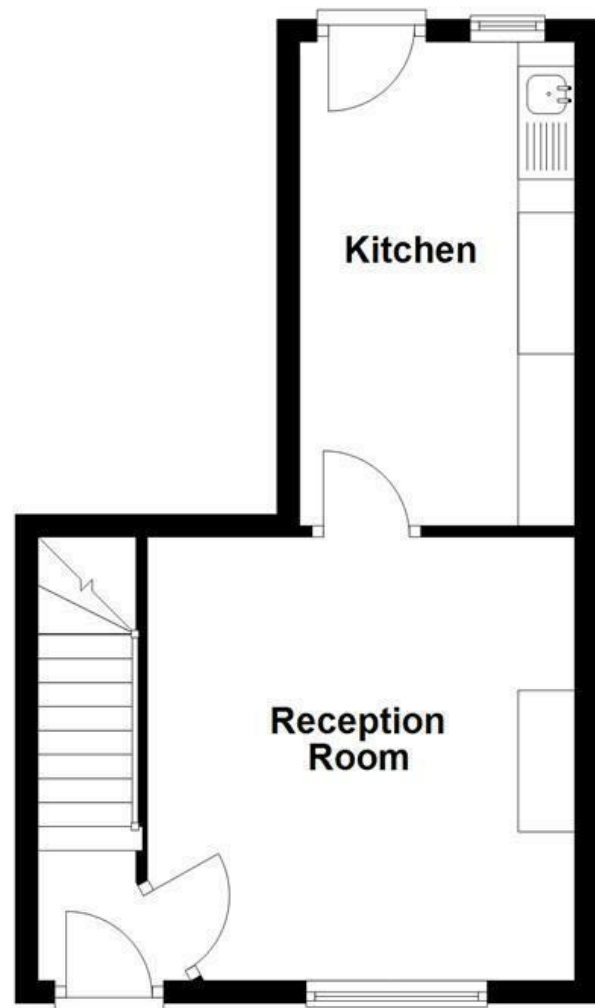


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		59	
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.

Frederick Street, Accrington, BB5 1QS

£69,950

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Situated on Frederick Street in the heart of Accrington, this charming mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The family bathroom is well-appointed, catering to the needs of modern living.

As you enter, you are welcomed by a spacious lounge that flows seamlessly into the kitchen, creating an inviting atmosphere for both entertaining guests and enjoying family time. The layout is practical and functional, making it easy to adapt to your lifestyle.

One of the standout features of this property is the large shared back yard, offering a delightful outdoor space for gardening, barbecues, or simply unwinding in the fresh air. This area is perfect for families or anyone who appreciates a bit of greenery.

Situated in a great town location, the property is conveniently close to a variety of amenities, including shops, schools, and parks, ensuring that everything you need is just a short walk away.

This terraced house is not only a wonderful first home but also a promising investment opportunity in a thriving community. With its appealing features and prime location, it is sure to attract interest. Don't miss the chance to make this delightful property your own.

Frederick Street, Accrington, BB5 1QS

£69,950

 **2**  **1**  **1**  **D**

- Mid Terrace Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Complete Blank Canvas
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Shared Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Hall

3'11 x 3'3 (1.19m x 0.99m)
Hardwood front door, door to reception room and stairs to first floor.

Reception Room

12'10 x 12'5 (3.91m x 3.78m)
UPVC double glazed window, central heating radiator, smoke detector and door to kitchen.

Kitchen

14'0 x 8'0 (4.27m x 2.44m)
UPVC double glazed window, central heating radiator, smoke detector, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, space for oven, space for fridge freezer, plumbing for washing machine, wall mounted boiler, wood effect flooring and hardwood door to rear.

First Floor

Landing

10'7 x 2'8 (3.23m x 0.81m)
Smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

10'4 x 9'11 (3.15m x 3.02m)
UPVC double glazed window, central heating radiator, fitted storage and door to over stairs storage.

Bedroom Two

13'5 x 8'1 (4.09m x 2.46m)
UPVC double glazed window and central heating radiator.

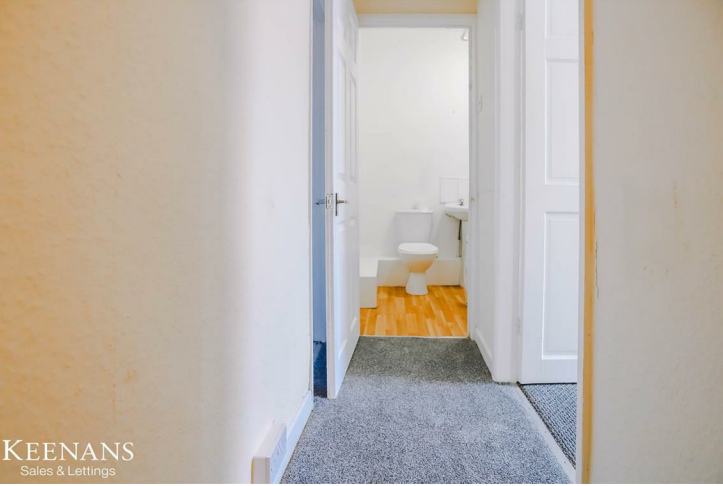
Bathroom

8'7 x 4'9 (2.62m x 1.45m)
Pedestal wash basin with traditional taps, dual flush WC, panel bath with mixer tap and rinse head, extractor fan and wood effect flooring.

External

Rear

Shared yard.



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