

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(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.

Water Street, Accrington, BB5 6QZ

£100,000

TWO BEDROOM MID TERRACE PROPERTY IN THE HEART OF ACCRINGTON

Located on Water Street in Accrington, this delightful mid-terrace house presents an excellent opportunity for those seeking a modern yet comfortable living space. Recently renovated, the property boasts a contemporary kitchen and bathroom, ensuring that you can enjoy the conveniences of modern living.

The house features two generously sized bedrooms, providing ample space for relaxation and rest. The spacious rooms throughout the property create a welcoming atmosphere, perfect for both entertaining guests and enjoying quiet evenings at home.

One of the standout features of this property is the large yard, offering a fantastic outdoor space for gardening, play, or simply unwinding in the fresh air. This outdoor area is a rare find in a mid-terrace home and adds significant value to the property.

With its blend of modern amenities and spacious living, this house on Water Street is ideal for first-time buyers, small families, or anyone looking to downsize without compromising on comfort. Don't miss the chance to make this lovely home your own.

Water Street, Accrington, BB5 6QZ

£100,000



- Mid Terrace Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating C
- Recently Renovated
- Three Piece Bathroom
- Leasehold
- Two Bedrooms
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'11 x 3'9 (1.19m x 1.14m)

Reception Room

13'8 x 13'7 (4.17m x 4.14m)

Kitchen

13'8 x 10'11 (4.17m x 3.33m)

First Floor

Landing

5'11 x 5'9 (1.80m x 1.75m)

Bedroom One

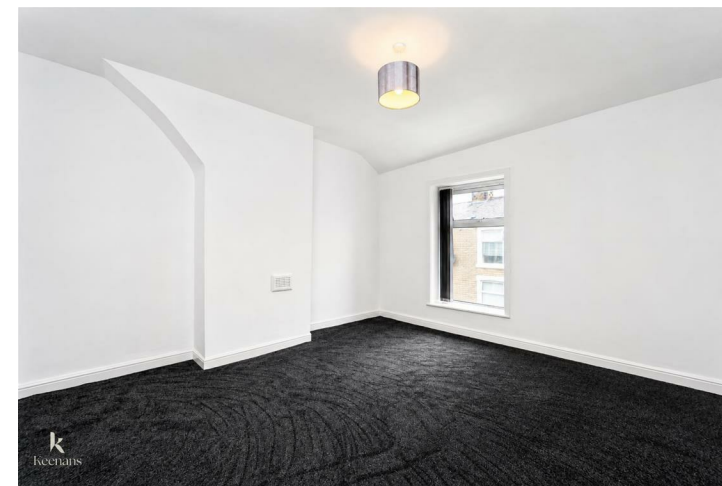
13'11 x 13'1 (4.24m x 3.99m)

Bedroom Two

13'7 x 6'6 (4.14m x 1.98m)

Bathroom

7'6 x 6'2 (2.29m x 1.88m)



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