


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(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.

## Worsley Street, Accrington, BB5 2PA

### £140,000

TWO BEDROOM MID TERRACE PROPERTY WITH STUNNING VIEWS

Located on Worsley Street in the charming town of Accrington, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a serene retreat.

As you enter, you are welcomed into a generous open-plan lounge area, which provides a warm and inviting space for relaxation and entertainment. The contemporary kitchen is thoughtfully designed, making it a joy to prepare meals while enjoying the company of family and friends.

The property boasts a lovely front and rear garden, where you can unwind and take in the gorgeous views that the front garden offers. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy a peaceful moment in nature.

The family bathroom is well-appointed, ensuring convenience for all residents. Additionally, this home is sold with no chain, making the buying process straightforward and hassle-free.

In summary, this two-bedroom mid-terrace house on Worsley Street is a wonderful opportunity for anyone looking to settle in a friendly community, surrounded by beautiful scenery and modern amenities. Don't miss the chance to make this charming property your new home.

# Worsley Street, Accrington, BB5 2PA

£140,000



- Two Double Bedrooms
- Council Tax Band A
- Mid Terrace House EPC RATING D
- Viewing Recommended
- Family Bathroom
- Tenure Freehold
- No Chain Sale
- Open plan lounge
- Rear garden with views
- On Street Parking

## Ground Floor

### Reception Room One

5'6 x 4'2 (1.68m x 1.27m)

### Kitchen

9'6 x 7'6 (2.90m x 2.29m)

## First Floor

### Landing

6'8 x 5'7 (2.03m x 1.70m)

### Bedroom One

13'5 x 9'6 (4.09m x 2.90m)

### Bedroom Two

13'7 x 8'9 (4.14m x 2.67m)

## External

### Front

Shared Laid To Lawn Garden

### Rear

Enclosed garden with paving, gravel chippings, shrubbery, outbuilding and gate to shared access road



Tel: 01254389384

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