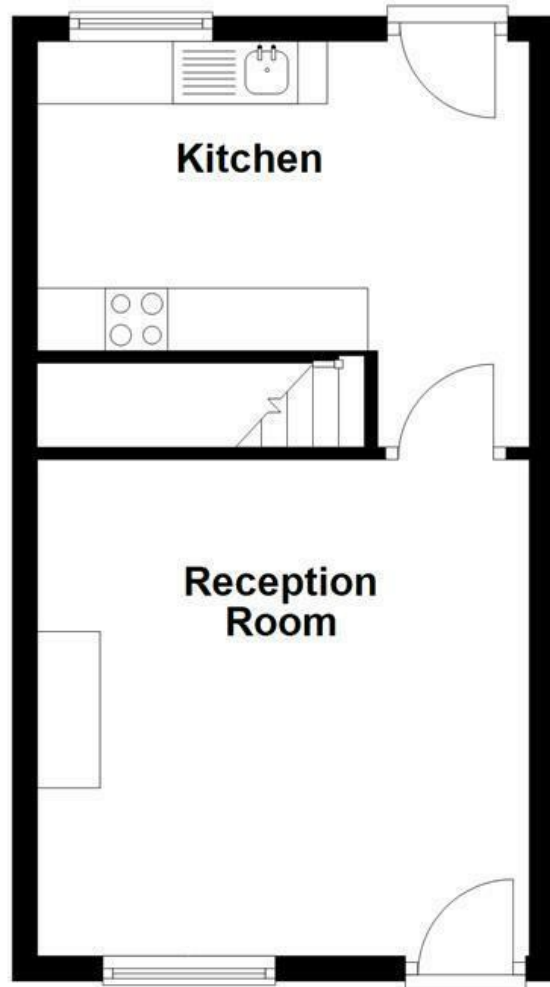
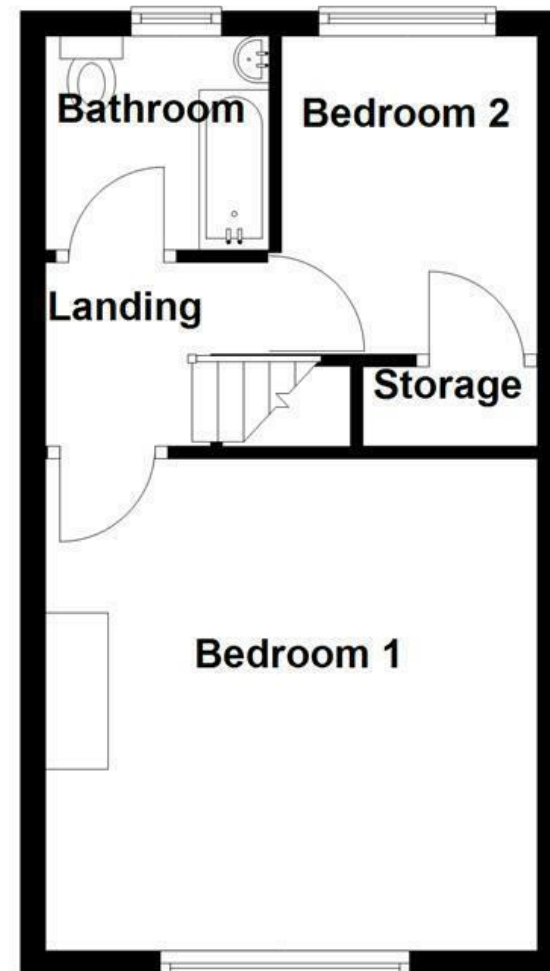


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Edmund Street, Accrington, BB5 2HJ

### £100,000

#### CHARMING TWO BEDROOM TERRACE PROPERTY

Situated on Edmund Street in Accrington, this fully renovated house presents an excellent opportunity for those seeking a modern and spacious living environment. With two well proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

The heart of the home is undoubtedly the modern kitchen, which boasts contemporary fixtures and ample storage, making it a delightful space for cooking and entertaining. The open layout ensures that the kitchen flows seamlessly into the living areas, creating a warm and inviting atmosphere.

One of the standout features of this property is the large rear yard, providing a perfect outdoor retreat for relaxation or social gatherings. Whether you envision summer barbecues or a tranquil garden space, this yard offers endless possibilities.

This house combines modern comforts with a spacious layout, making it a perfect choice for anyone looking to settle in a vibrant community. With its thoughtful renovations and appealing features, this property is ready to welcome its new owners. Don't miss the chance to make this delightful house your new home.



Edmund Street, Accrington, BB5 2HJ

£100,000

2

1

1

C

Tenure Leasehold

On Street Parking

Ideal First Time Buy

Council Tax Band A

Viewing Essential

Contemporary Fitted Kitchen And Three Piece Bathroom Suite

EPC Rating C

Two Generously Sized Bedrooms

Ample Rear Yard Space

Ground Floor

Entrance

Composite door to reception room.

Reception Room

13' x 12'11 (3.96m x 3.94m)

UPVC double glazed window, central heating radiator, inset electric fire, television point, spotlights, smoke alarm, meter cupboard and door to kitchen.

Kitchen

13' x 7'1 (3.96m x 2.16m)

UPVC double glazed window, central heating radiator, range of wall and base units, marble effect work top, composite sink and drainer with mixer tap, integrated oven, four ring induction hob with panelled splash back, extractor fan, plumbed for washing machine, integrated fridge freezer, lino flooring, stairs to first floor, and UPVC door to rear.

First Floor

Landing

6'5 x 5'8 (1.96m x 1.73m)

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'1 x 13' (3.99m x 3.96m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'4 x 6'8 (3.15m x 2.03m)

UPVC double glazed window, central heating radiator, storage and integrated Ideal boiler.

Bathroom

7'4 x 6'1 (2.24m x 1.85m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panel bath, overhead direct feed shower, tiled elevation and tiled floor.

External

Rear

Ample yard space.

Tel: 01254389384

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