



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Lime Road, Accrington, BB5 6BN

Offers Over £120,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Located on Lime Road in Accrington, this charming two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and those looking to invest. The property boasts a prime location, making it convenient for local amenities and transport links.

Upon entering, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. The open-plan lounge and kitchen area is particularly inviting, featuring bright sliding doors that lead directly into a lovely rear yard, perfect for enjoying the outdoors or hosting gatherings.

The first floor comprises two generously sized double bedrooms, providing comfortable living spaces for family or guests. Additionally, a modern bathroom completes this level, ensuring that all essential amenities are readily available.

This property is a blank canvas, allowing you to infuse your personal style and preferences into the home. With no chain delay, you can move in and start making it your own without the hassle of waiting. This delightful home is not to be missed, offering both potential and comfort in a desirable area.

Some photos have been virtually staged to help you envision your dream home!

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

- Spacious Mid Terraced Property
 - Open Plan Living
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Immaculate Presentation
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'3 x 3'1 (1.30m x 0.94m)
UPVC double glazed front door, coving, tiled flooring and door to hall.

Hall

11'1 x 3'1 (3.38m x 0.94m)
Coving, central heating radiator, doors leading to two reception rooms and stairs to first floor.

Reception Room One

12'6 x 12'6 (3.81m x 3.81m)
UPVC double glazed window, central heating radiator, coving and picture rail.

Reception Room Two

16'0 x 13'9 (4.88m x 4.19m)
Central heating radiator, under stairs storage, open arch to kitchen and UPVC double glazed sliding door to rear.

Kitchen

8'10 x 6'9 (2.69m x 2.06m)
UPVC double glazed box window, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, plumbing for washing machine, space for fridge freezer and herringbone effect flooring.

First Floor

Landing

8'0 x 5'11 (2.44m x 1.80m)
Loft access, smoke alarm, coving, doors leading to two bedrooms and bathroom.

Bedroom One

16'1 x 12'4 (4.90m x 3.76m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two

16"9 x 7'10 (4.88m'2.74m x 2.39m)
UPVC double glazed window, central heating radiator, coving and over stairs storage.

Bathroom

10'5 x 7'10 (3.18m x 2.39m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, panel bath with mixer tap and rinse head, storage, PVC panelled elevations and wood effect flooring.

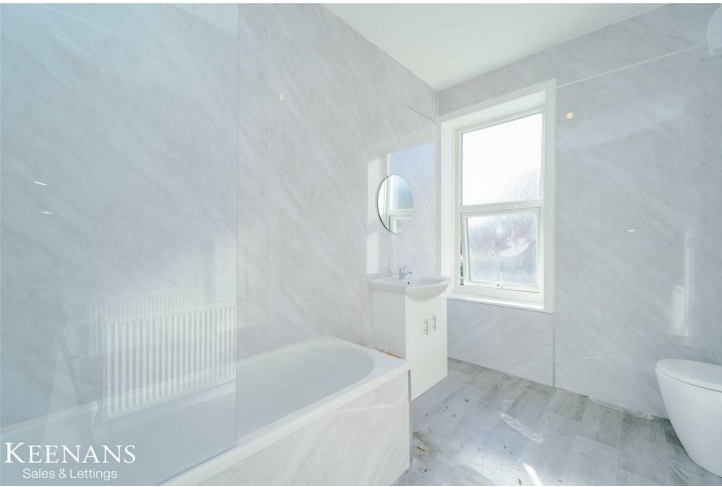
External

Rear

Enclosed paved yard with bedding.

Front

Paved forecourt with bedding.



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