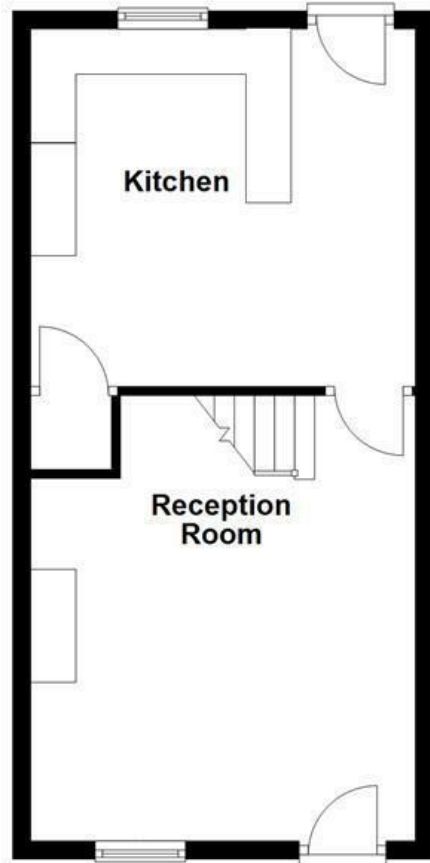
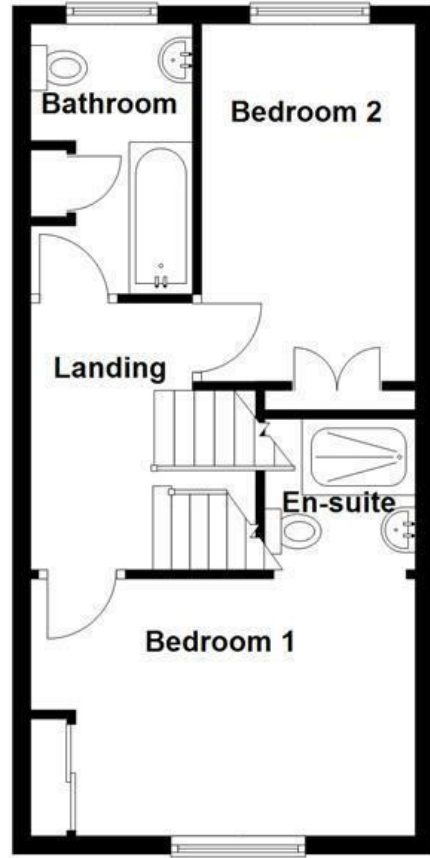


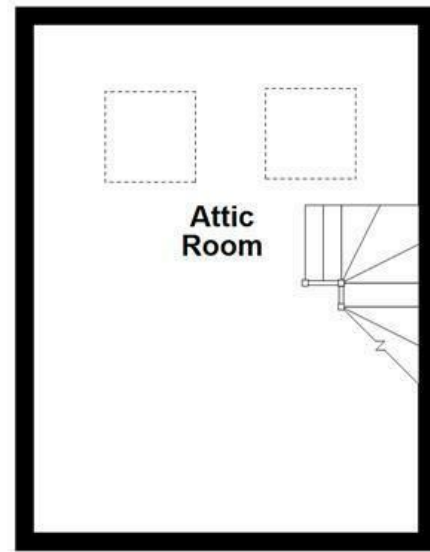
Ground Floor
Approx. 38.3 sq. metres (411.9 sq. feet)




First Floor
Approx. 38.3 sq. metres (411.9 sq. feet)



Second Floor
Approx. 23.9 sq. metres (257.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	59		
(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.

York Street, Church, BB5 4JJ

£125,000

A MODERN TWO BEDROOM MID TERRACE PROPERTY WITH LOFT ROOM

Located on York Street in Church, Accrington, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts a spacious lounge that invites relaxation and social gatherings, seamlessly connecting to a contemporary kitchen diner that is perfect for both cooking and entertaining.

The master bedroom is a standout feature, complete with a modern en suite shower room, providing a private sanctuary for your daily routines. A well-appointed family bathroom serves the second bedroom and guests, ensuring convenience for all.

Outside, the property offers a large rear yard, which includes an outhouse, providing ample space for outdoor activities or additional storage. This outdoor area is ideal for enjoying the fresh air or hosting summer barbecues.

With its blend of modern amenities and comfortable living spaces, this home is not only practical but also a wonderful place to create lasting memories. Whether you are looking to take your first step onto the property ladder or seeking a charming residence in a friendly community, this house on York Street is a must-see.

York Street, Church, BB5 4JJ

£125,000

 2  2  1  D

- Mid Terrace Property
- En Suite To Main Bedroom
- On Street Parking
- EPC Rating D
- Two Bedrooms & Attic Room
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Reception Room One
16'2 x 14' (4.93m x 4.27m)

Kitchen
13'10 x 13' (4.22m x 3.96m)

First Floor

Landing
10'3 x 6' (3.12m x 1.83m)

Bedroom One
13'2 x 9'4 (4.01m x 2.84m)

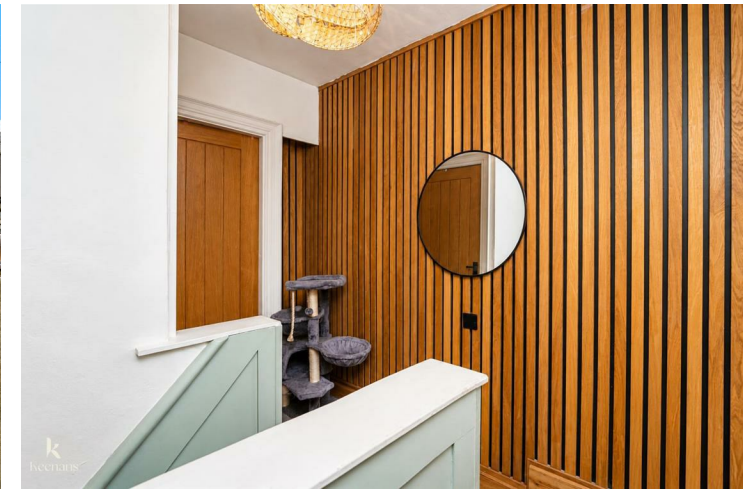
En Suite
5'8 x 5'6 (1.73m x 1.68m)

Bedroom Two
13'2 x 7'9 (4.01m x 2.36m)

Bathroom
9'10 x 5'11 (3.00m x 1.80m)

Second Floor

Attic Room
18'5 x 14'3 (5.61m x 4.34m)



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