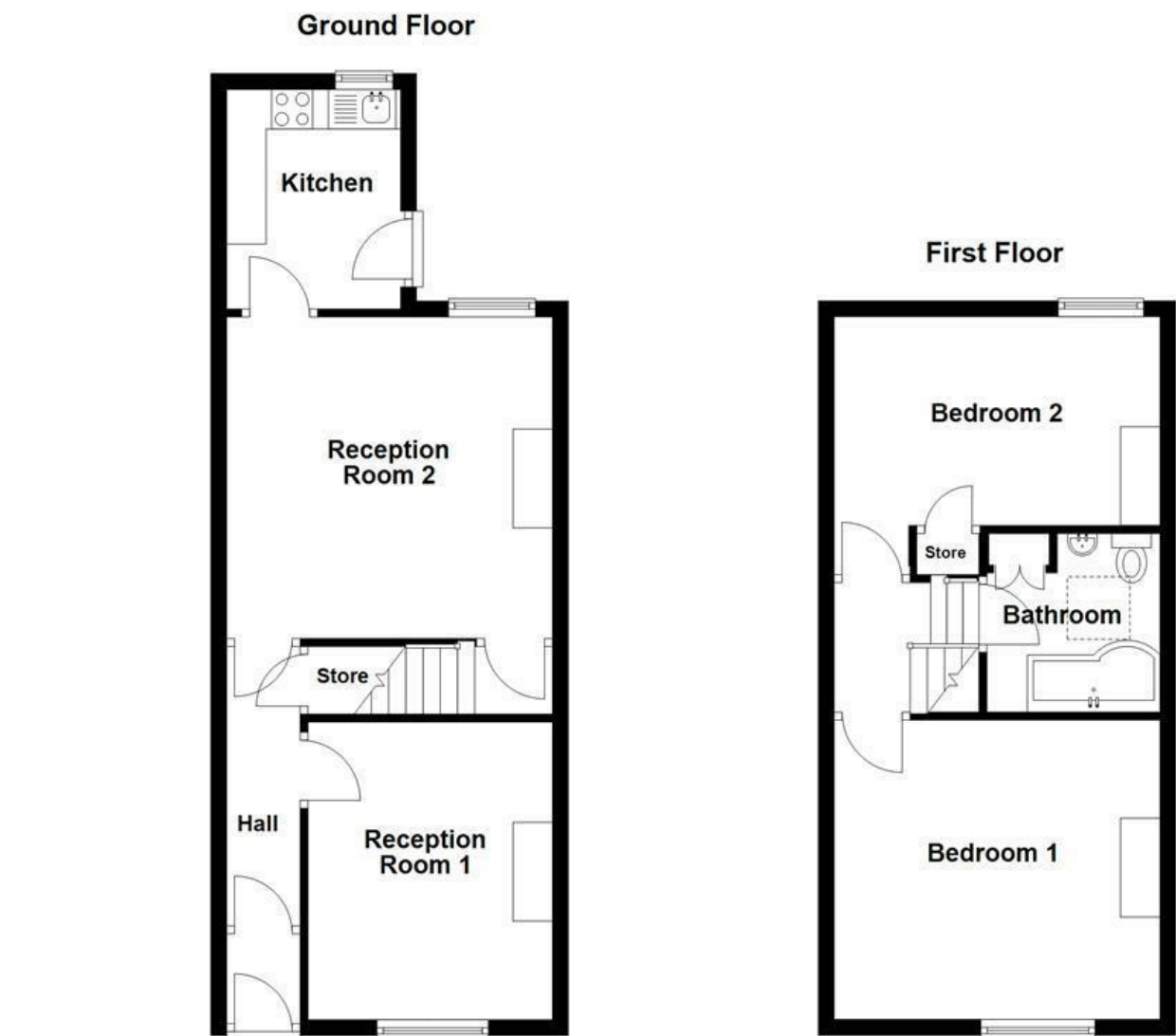




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>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

## Barnfield Street, Accrington, BB5 2AQ

### Offers Over £120,000

THE PERFECT FIRST TIME HOME

Welcome to this enviable mid-terrace house located on Barnfield Street in Accrington. This delightful property boasts stunning features and modern fixtures, all presented in a tasteful neutral decor that creates a warm and inviting atmosphere.

Inside, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The property also includes two well-appointed living areas, perfect for entertaining guests or enjoying quiet evenings at home. The recently refurbished kitchen and bathroom are both stylish and functional, allowing you to move straight in without the need for immediate renovations.

This home is ideally suited for small families or couples looking for a comfortable and convenient living space. Its prime location offers easy access to local bus routes, schools, and a variety of amenities, ensuring that everything you need is just a short distance away. Additionally, major motorway and network links are conveniently close, making commuting a breeze.

With the town centre just a stone's throw away, you will enjoy the benefits of urban living while still having a peaceful retreat to call home. This property truly represents an excellent

# Barnfield Street, Accrington, BB5 2AQ

Offers Over £120,000



- Spacious Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Perfect First Home
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'7 x 3'1 (1.09m x 0.94m)

### Hall

11'8 x 3'1 (3.56m x 0.94m)

### Reception Room One

12'4 x 10'2 (3.76m x 3.10m)

### Reception Room Two

14'0 x 13'4 (4.27m x 4.06m )

### Kitchen

9'1 x 7'3 (2.77m x 2.21m)

## First Floor

### Landing

5'5 x 5'5 (1.65m x 1.65m )

### Bedroom One

13'11 x 10'9 (4.24m x 3.28m)

### Bedroom Two

13'11 x 10'9 (4.24m x 3.28m)

### Bathroom

9'0 x 7'7 (2.74m x 2.31m )

