



## Garfield Street, Accrington, BB5 2AG

£125,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY WITH ADDED LOFT ROOM

Located on Garfield Street in the charming town of Accrington, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a prime location, conveniently situated near transport links, schools, and a variety of local amenities, ensuring that everything you need is just a stone's throw away.

Upon entering, you will find two inviting living areas that provide ample space for relaxation and entertaining. The fitted kitchen is both practical and functional, making meal preparation a pleasure. The two spacious bedrooms offer comfortable retreats, perfect for unwinding after a long day. The family bathroom is well-appointed, catering to the needs of modern living.

One of the standout features of this property is the versatile loft room, which can be adapted to suit your lifestyle—be it a home office, playroom, or additional storage space. The rear yard adds to the appeal, providing a private outdoor area for enjoying the fresh air or hosting gatherings with friends and family.

This home is not only a wonderful place to live but also represents a sound investment opportunity in a growing area. With its combination of space, location, and potential, this property on Garfield Street is sure to attract interest. Do not miss your chance to view this charming home that perfectly balances comfort and convenience.

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

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- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating TBC
- Two Bedrooms & Attic Room
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'7 x 3'6 (1.09m x 1.07m)

### Hallway

12'11 x 3'7 (3.94m x 1.09m)

### Reception Room One

12'7 x 9'11 (3.84m x 3.02m)

### Reception Room Two

13'10 x 13'5 (4.22m x 4.09m)

### Kitchen

17'7 x 6'9 (5.36m x 2.06m)

## First Floor

### Landing

9'5 x 6'4 (2.87m x 1.93m)

### Bedroom One

13'10 x 12'9 (4.22m x 3.89m)

### Bedroom Two

9'5 x 7'3 (2.87m x 2.21m)

### Further Landing

8' x 7'1 (2.44m x 2.16m)

### Bathroom

7' x 6'2 (2.13m x 1.88m)

## Second Floor

### Attic Room

12'5 x 15'8 (3.78m x 4.78m)



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