




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</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>	<b>39</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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## York Street, Accrington, BB5 4LA

### £90,000

**\*A FANTASTIC THREE BEDROOMED TERRACED PROPERTY WITH ATTIC CONVERSION\***

This impressive, three bedroomed property is being welcomed to the market in the popular area of Church. Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Accrington, Blackburn and major motorway links to Preston and Burnley. Boasting spacious rooms and modern kitchen this property is a fantastic home!



York Street, Accrington, BB5 4LA

£90,000

 2  1  1  E

- Mid Terraced House
  - Shower Room
  - Modern Kitchen
- Two Bedroomed
  - Rear Yard
  - Local Amenities
- Attic Room
  - Two Reception Rooms

INTRODUCTION

\*A FANTASTIC THREE BEDROOMED TERRACED PROPERTY WITH ATTIC CONVERSION\*

This impressive, two bedroomed property is being welcomed to the market in the popular area of Church. Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Accrington, Blackburn and major motorway links to Preston and Burnley.The property comprises briefly; a welcoming hallway leads through to two reception rooms and stairs to the first floor. The second reception room leads on to a modern kitchen. The first floor provides through access on to two bedrooms, bathroom and stairs to the third bedroom. Externally there is a yard to the rear.

To book a viewing contact the Lettings office today!

GROUND FLOOR

VESTIBULE

UPVC double glazed front entrance door, coving, wood effect flooring and door to the hallway.

HALLWAY

Central heating radiator, stairs to the first floor and doors to two reception rooms.

LOUNGE

12'3" x 9'10" (3.73 x 3)

UPVC double glazed window, central heating radiator and meter cupboard.

DINING ROOM

13'9" x 12'2" (4.19 x 3.71)

UPVC double glazed window, central heating radiator, gas fire with granite surround, understairs storage and open to the kitchen.

KITCHEN

7'8" x 6'3" (2.34 x 1.91)

UPVC double glazed window, range of wood effect wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, space for washing machine, wood effect flooring and door to the rear.

FIRST FLOOR

LANDING

Smoke alarm, stairs to the attic room and doors to two bedrooms and shower room.

BEDROOM ONE

13'9" x 12'3" (4.19 x 3.73)

UPVC double glazed window and central heating radiator.

BEDROOM TWO

9'1" x 7'5" (2.77 x 2.26)

UPVC double glazed window and central heating radiator.

BATHROOM

UPVC double glazed frosted window, chrome heated towel rail, direct feed shower unit, pedestal wash basin, twin flush WC, full tiled elevations and lino flooring.



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