



Elmfield Street, Church, BB5 4DZ

£99,950

A BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACED PROPERTY WITH NO CHAIN DELAY

Presented and updated to a beautiful standard throughout with spacious rooms throughout and enviable outside space, this impressive two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Church within Accrington. Situated conveniently close to bus routes, amenities and network links to Accrington, Blackburn and major motorway links. The property is a credit to the current owner who has maintained the property to a high standard to create a perfect home for a first time buyer or small family unit!

The property comprises briefly; a welcoming entrance hallway leads to two spacious reception rooms and staircase to the first floor. The second reception room provides access to a modern kitchen. The first floor comprises of two double bedrooms and a modern three piece shower room. Externally there is an enclosed garden to the rear with paving, decking and bedding areas, as well as, artificial lawn and outbuilding.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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 2  1  2  D

- Mid Terrace Property
 - Two Reception Rooms
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Shower Room
 - Leasehold
- Fitted Kitchen
 - Enclosed Rear Garden
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'3 x 3'5 (1.30m x 1.04m)
Hardwood front entrance door, meter cupboard, picture rail, tiled flooring and hardwood single glazed door to the hallway.

Hallway

10'9 x 3'5 (3.28m x 1.04m)
Smoke alarm, wood flooring, stairs to the first floor and doors to two reception rooms.

Reception Room One

11'7 x 10'9 (3.53m x 3.28m)
UPVC double glazed window, central heating radiator, picture rail, coving and wood effect flooring.

Reception Room Two

14'7 x 13' (4.45m x 3.96m)
Central heating radiator, television point, stone fireplace surround, understairs storage, coving, wood flooring, door to the kitchen and UPVC double glazed French doors to the rear.

Kitchen

10'3 x 7' (3.12m x 2.13m)
UPVC double glazed window, range of grey wood effect wall and base units with marble effect surfaces and tiled splashbacks, stainless steel sink with mixer tap, gas cooker with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, spotlights and wood effect flooring.

First Floor

Landing

6'7 x 6'4 (2.01m x 1.93m)
Smoke alarm and doors to two bedrooms and shower room.

Bedroom One

14'7 x 12'10 (4.45m x 3.91m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

15'1 x 7'10 (4.60m x 2.39m)
UPVC double glazed window and central heating radiator.

Shower Room

9'6 x 6'5 (2.90m x 1.96m)
UPVC double glazed frosted window, central heating radiator, electric feed shower unit, pedestal wash basin, low basin VVC, part tiled elevations, fitted linen cupboard and wood effect flooring.

External

Rear

Decked and paved garden with artificial lawn and outbuilding.



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