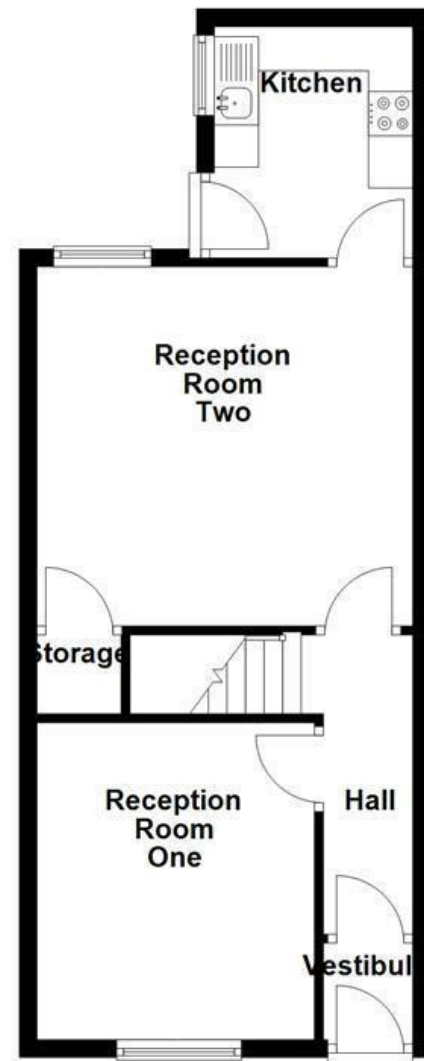
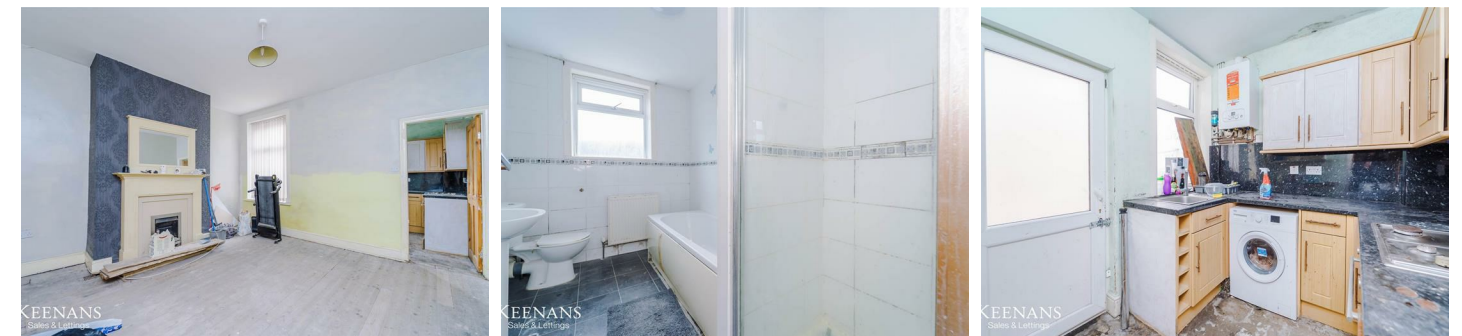
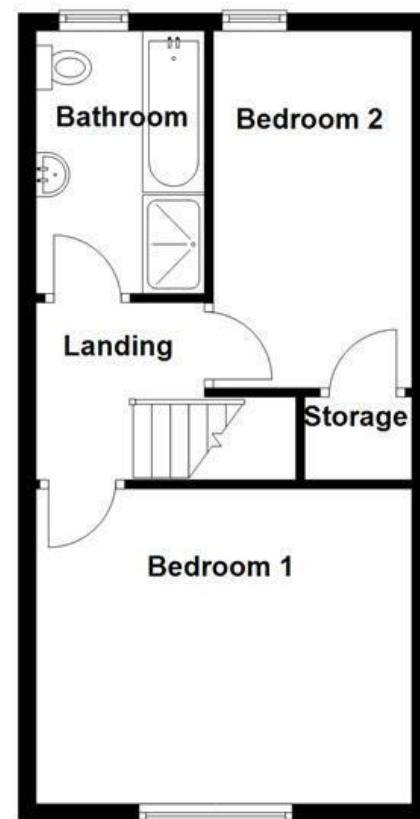


Ground Floor



First Floor



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	56	74
(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.

Devonshire Street, Accrington, BB5 1DL

Offers Over £80,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering spacious rooms and being a complete blank canvas with no chain delay, this enviable two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With two living areas, neutral decoration and bursting with potential, this property, once updated, would make the perfect first time home or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room guides you on to a fitted kitchen extension. The first floor comprises of doors on to two double bedrooms and a four piece family bathroom. Externally there is an enclosed yard to the rear and courtyard to the front.

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

Devonshire Street, Accrington, BB5 1DL

Offers Over £80,000

 2  1  2  D

- Tenure Leasehold
 - On Street parking
 - Two Double Bedrooms
 - Easy Access To Major Network Links
- Council Tax Band A
 - No Chain Delay With Viewing Essential
 - Fitted Kitchen And Four Piece Bathroom Suite
- EPC Rating D
 - Mid Terraced Property
 - Ideal Investment Opportunity

Ground Floor

Entrance

UPVC double glazed frosted leaded door to vestibule.

Vestibule

3'7 x 3'4 (1.09m x 1.02m)
Meter cupboard, hard wood single glazed frosted door to hall.

Hall

3'4 x 11'1 (1.02m x 3.38m)
Central heating radiator, corbel, hard wood doors to two reception rooms and stairs to first floor.

Reception Room One

11'9 x 10'4 (3.58m x 3.15m)
UPVC double glazed window and central heating radiator.

Reception Room Two

14'2 x 13'4 (4.32m x 4.06m)
UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, television point, under stairs storage and hard wood door to kitchen.

Kitchen

8'7 x 7'4 (2.62m x 2.24m)
UPVC double glazed window, range of wood effect wall and base units, granite effect surface and splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, plumbed for washing machine, main boiler and UPVC double glazed frosted door to rear.

First Floor

Landing

6'6 x 6'4 (1.98m x 1.93m)
Smoke alarm, hard wood doors to two bedrooms and bathroom.

Bedroom One

14'2 x 11'9 (4.32m x 3.58m)
UPVc double glazed leaded window, central heating radiator and television point.

Bedroom Two

13'4 x 7'6 (4.06m x 2.29m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

9'9 x 6'4 (2.97m x 1.93m)
UPVC double glazed frosted window, central heating radiator, four piece suite, panelled bath with mixer tap, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosure, tiled elevation and tiled effect vinyl flooring.

External

Rear

Enclosed rear yard with gate to shared access road.

Front

Courtyard.



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