


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		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Burnley Road, Accrington, BB5 6DW

### £150,000

THREE BEDROOM END TERRACE PROPERTY BURSTING WITH POTENTIAL

Located on Burnley Road in Accrington, this delightful end terrace house presents an excellent opportunity for families and investors alike. Boasting three generously sized double bedrooms, this property offers ample space for comfortable living. The two inviting living areas provide a perfect setting for relaxation and entertaining, while the spacious kitchen is ideal for culinary enthusiasts, offering plenty of room to create and enjoy meals.

The family bathroom is well-appointed, catering to the needs of a busy household. One of the standout features of this home is the large rear yard, which presents a blank canvas for gardening enthusiasts or those seeking a private outdoor space for children to play.

This property is bursting with potential, allowing you to add your personal touch and transform it into your dream home. With charming features throughout, it exudes character and warmth, making it a welcoming space for all who enter.

Importantly, this home is being sold with no chain, ensuring a smooth and efficient purchasing process. Whether you are looking to settle down in a vibrant community or seeking a promising investment opportunity, this property on Burnley Road is not to be missed. Come and explore the possibilities that await you in this charming abode.

# Burnley Road, Accrington, BB5 6DW

£150,000

 3  1  2  E

- End Terrace Property
- Three Piece Bathroom
- No Chain Delay
- EPC Rating E
- Three Bedrooms
- Enclosed Rear Yard
- Leasehold
- Fitted Kitchen
- On Street Parking
- Council Tax Band B

## Ground Floor

**Entrance Vestibule**  
4'10 x 3'1 (1.47m x 0.94m)

**Hallway**  
11' x 3'1 (3.35m x 0.94m)

**Reception Room One**  
13'10 x 12' (4.22m x 3.66m)

**Reception Room Two**  
13'9 x 12'6 (4.19m x 3.81m)

**Kitchen**  
21'9 x 9'11 (6.63m x 3.02m)

## First Floor

**Landing**  
24'5 x 5'5 (7.44m x 1.65m)

**Bedroom One**  
16'8 x 12'8 (5.08m x 3.86m)

**Bedroom Two**  
13'8 x 10'10 (4.17m x 3.30m)

**Bedroom Three**  
11'5 x 8'5 (3.48m x 2.57m)

**Bathroom**  
9'9 x 5'4 (2.97m x 1.63m)



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