

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	74
(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.

## Garfield Street, Accrington, BB5 2AG

### £120,000

CHARMING TWO BEDROOM MID TERRACE PROPERTY

Located on Garfield Street in the town of Accrington, this lovely two-bedroom mid-terrace house offers a perfect blend of comfort and convenience. The property is ideally situated, making it an excellent choice for families and professionals alike, with schools and the town centre just a stone's throw away.

Upon entering, you will find two inviting living areas that provide ample space for relaxation and entertaining. The separate kitchen is well-appointed, allowing for easy meal preparation and family gatherings. The layout of the home is both practical and welcoming, ensuring that every corner is utilised to its fullest potential.

The family bathroom is thoughtfully designed, catering to the needs of modern living. Outside, the rear yard offers a private outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues.

This property is not only a wonderful home but also a fantastic opportunity to immerse yourself in the vibrant community of Accrington. With its great location and well-proportioned living spaces, this mid-terrace house is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your own.

# Garfield Street, Accrington, BB5 2AG

£120,000



- Two Double Bedrooms
- Tenure Leasehold
- Easy Access To Major Network Links
- Ideal First Time Buy
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Two Spacious Reception Rooms
- Enclosed Rear Yard Space
- Viewing Essential

## Ground Floor

### Entrance Vestibule

3'7 x 3'4 (1.09m x 1.02m)

### Hall

12'4 x 3'7 (3.76m x 1.09m)

### Reception Room One

12'6 x 9'11 (3.81m x 3.02m)

### Reception Room Two

14'7 x 13'7 (4.45m x 4.14m)

### Kitchen

9' x 7'3 (2.74m x 2.21m)

## First Floor

### Landing

7'3 x 5'4 (2.21m x 1.63m)

### Bedroom One

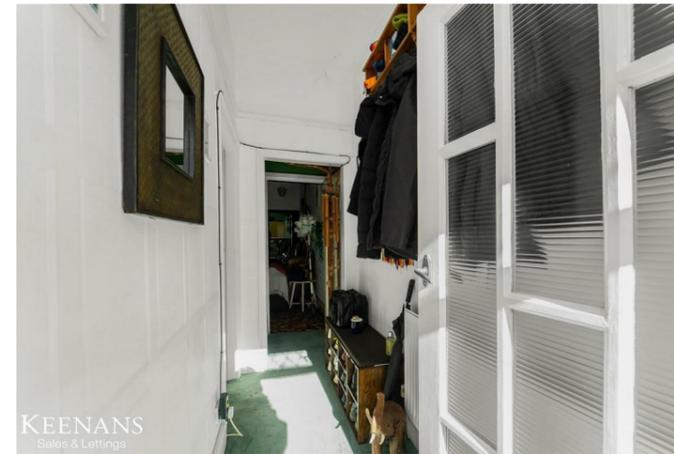
13'9 x 11'4 (4.19m x 3.45m)

### Bedroom Two

14'6 x 10'4 (4.42m x 3.15m)

### Bathroom

7'11 x 6'11 (2.41m x 2.11m)



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)