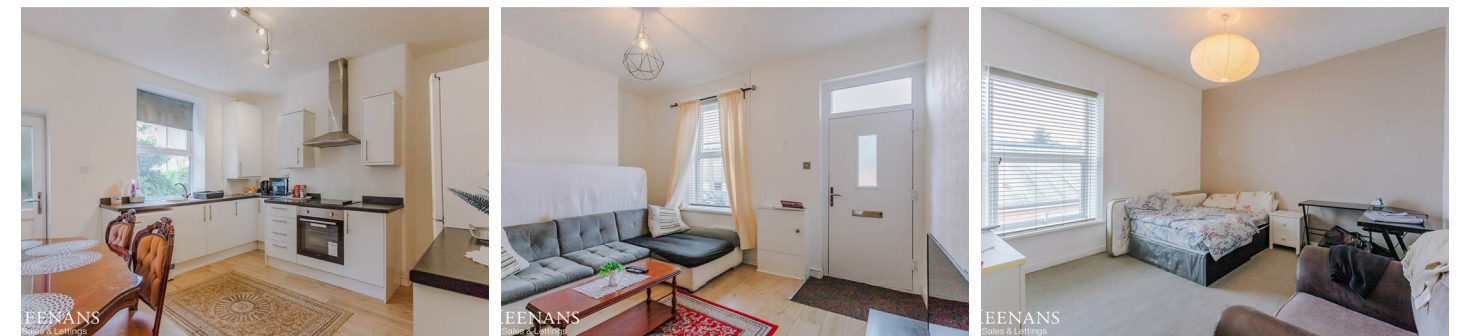




Wellington Street, Accrington, BB5 2NL

£80,000

SPACIOUS TWO BEDROOM END TERRACE PROPERTY

Located in the heart of Accrington on Wellington Street, this charming two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts a fantastic town location, providing easy access to local amenities, schools, and transport links, making it ideal for modern living.

Upon entering, you will find a spacious and contemporary kitchen, perfect for culinary enthusiasts and family gatherings. The kitchen is designed with functionality in mind, offering ample storage and workspace. Adjacent to the kitchen is a generously sized lounge, which serves as a welcoming space for relaxation and entertainment.

The two bedrooms are well-proportioned, ensuring comfort and privacy for all occupants. Each room is filled with natural light, creating a warm and inviting atmosphere. The family bathroom is conveniently located and features modern fittings, catering to the needs of a busy household.

Outside, the property benefits from a private yard, providing a delightful outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day.

This end terrace house combines modern living with a prime location, making it a perfect choice for those looking to settle in Accrington. With its spacious interiors and outdoor space, this property is not to be missed. We invite you to view this delightful home and envision the possibilities it holds for you and your family.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	87
(81-91) B		
(69-80) C		
(55-68) D		
(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**  **1**  **D**

- End Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- One Reception Room
 - Rear Garden Space
 - Council Tax Band: A

Ground Floor

Reception Room One

13'11 x 12' (4.24m x 3.66m)

Composite entrance door, UPVC double glazed window, central heating radiator, meter cupboard, TV point, electric stove effect fire, wood effect flooring and door to inner hall.

Inner Hall

Smoke alarm, stairs to first floor and door to kitchen.

Kitchen

13'10 x 12'9 (4.22m x 3.89m)

UPVC double glazed window, white gloss wall and base units, granite effect worktops, granite effect splash backs, stainless steel sink with draining board and mixer tap, integrated electric oven, four ring induction hob, extractor hood, plumbing for washing machine, enclosed boiler, under stairs storage, wood effect flooring and UPVC door to rear.

First Floor

Landing

6'5 x 4' (1.96m x 1.22m)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

14'2 x 12'5 (4.32m x 3.78m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'9 x 9'5 (4.19m x 2.87m)

UPVC double glazed window and central heating radiator.

Bathroom

9'8 x 6'10 (2.95m x 2.08m)

Central heating radiator, low flush W/C, vanity top wash basin with mixer tap, wood panel bath with mixer tap and rinse head, extractor fan, part tiled elevation and tile effect flooring.

External

Rear

Garden area.



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