



## Avenue Parade, Accrington, BB5 6QB

£130,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Situated on the desirable Avenue Parade in Accrington, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest.

As you enter, you will find two inviting living areas that offer a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage, making it a delightful space for culinary enthusiasts.

The family bathroom is well-appointed, ensuring convenience for all residents. Outside, the property features a rear yard with a shed for additional storage, as well as a front yard that enhances the home's curb appeal.

Situated in a sought-after location, this property is not only a comfortable home but also a promising investment opportunity. With its blend of modern amenities and classic charm, this house is sure to attract interest. Do not miss the chance to make this delightful property your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(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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- Two spacious bedrooms
- Great first time buyer opportunity
- Close to amenities
- Tenure TBC
- Mid terrace property
- Potential investment opportunity
- Fitted modern kitchen
- Lovely Rear Yard
- Sought after location
- Council Tax Band A EPC Rating TBC

## Ground Floor

### Vestibule

4'5 x 3'3 (1.35m x 0.99m)

### Hall

9'11 x 3'3 (3.02m x 0.99m)

### Reception Room One

11'4 x 9'11 (3.45m x 3.02m )

### Reception Room Two

14'3 x 13'9 (4.34m x 4.19m )

### Kitchen

8'6 x 8 (2.59m x 2.44m )

## Frist Floor

### Landing

8'4 x 6 (2.54m x 1.83m)

### Bedroom One

13'9 x 11'2 (4.19m x 3.40m )

### Bedroom Two

14'4 x 7'8 (4.37m x 2.34m )

### Bathroom

11'1 x 6'10 (3.38m x 2.08m )

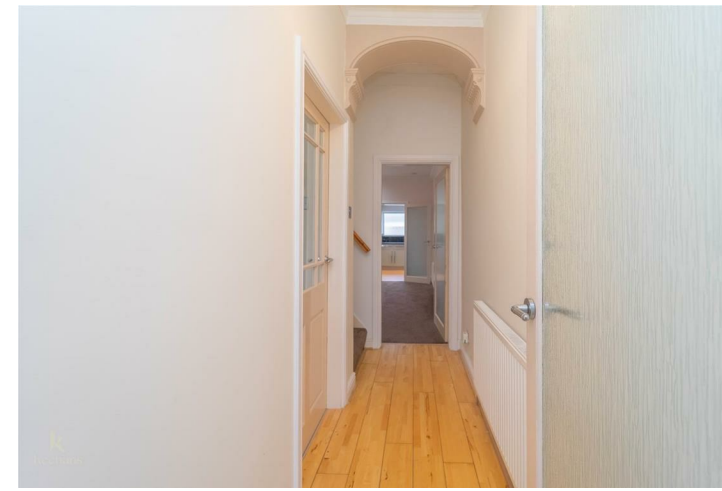
## External

### Rear

Paving, bedding areas, outbuilding and gate to shared access road.

### Front

Courtyard, bedding areas and mature shrubs.



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