




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		52	
(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.

Stanley Street, Accrington, BB5 6QQ

Offers Over £90,000

AN ENVIABLE MID TERRACED PROPERTY

Welcome to this exceptional mid-terraced house located on Stanley Street in Accrington. This beautifully presented property boasts immaculate decoration throughout, offering a neutral palette that serves as a perfect blank canvas for any small family or couple eager to add their personal touch.

The home features two spacious double bedrooms, providing ample space for rest and relaxation. The two reception rooms are versatile, allowing for various uses, whether as a cosy lounge or a formal dining area. Additionally, the kitchen extension enhances the living space, making it ideal for entertaining or family gatherings.

This property is not only a wonderful first-time home but also presents an excellent opportunity for rental investment, given its desirable features and location. Situated in one of the most sought-after areas of Accrington, it is conveniently close to bus routes, local schools, and essential amenities. Furthermore, major motorway links and the town centre are just a stone's throw away, ensuring easy access to everything you may need.

In summary, this mid-terraced house on Stanley Street is a fantastic opportunity for those looking to enter the property market or expand their investment portfolio. With its charming

Stanley Street, Accrington, BB5 6QQ

Offers Over £90,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating E
- On Street Parking
- Two Generously Sized Double Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal First Time Buy Or Investment Opportunity
- Viewing Essential
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

Ground Floor

Entrance Vestibule

4' x 3'5" (1.22m x 1.04m)

Hall

10'3" x 3'5" (3.12m x 1.04m)

Reception Room One

11' x 10'3" (3.35m x 3.12m)

Reception Room Two

14'2" x 13'2" (4.32m x 4.01m)

Kitchen

10' x 7'2" (3.05m x 2.18m)

First Floor

Landing

7'1" x 6'3" (2.16m x 1.91m)

Bedroom One

14'2" x 11' (4.32m x 3.35m)

Bedroom Two

13'2" x 7'9" (4.01m x 2.36m)

Bathroom

8'10" x 6'3" (2.69m x 1.91m)



Tel: 01254389384

www.keenans-estateagents.co.uk