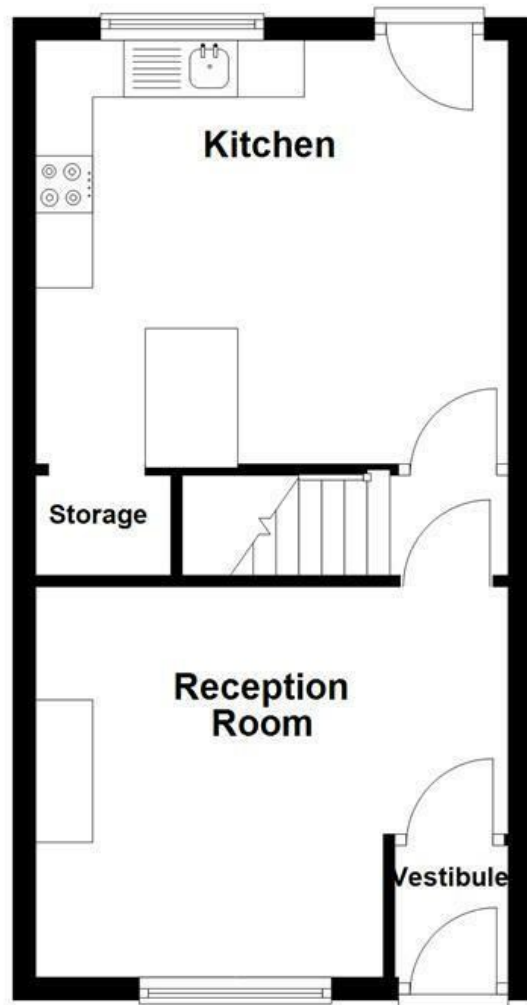
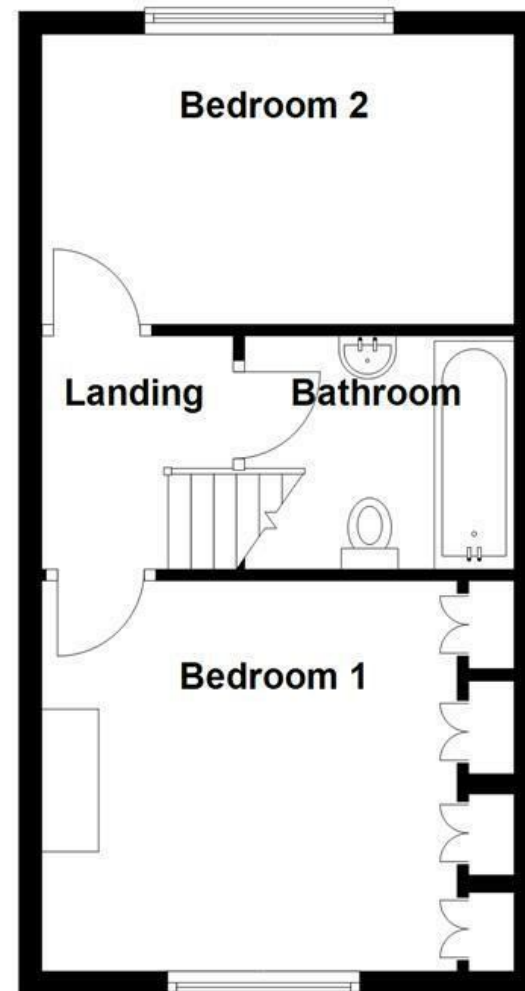


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.

Alliance Street, Accrington, BB5 2RT

£115,000

STUNNING TWO BEDROOM MID TERRACE PROPERTY IN A SOUGHT AFTER LOCATION

Welcome to Alliance street! This property is in the desirable area of Baxenden and offers a perfect blend of comfort and modern living. With two spacious bedrooms, this property is ideal for small families, couples, or individuals seeking extra room for guests or a home office.

The large modern kitchen is a standout feature, providing ample space for cooking and entertaining. It is well-equipped and designed to meet the needs of today's lifestyle, making meal preparation a delightful experience.

Outside, the property boasts both a front and rear yard, offering private outdoor spaces for relaxation or gardening. These areas provide a wonderful opportunity to enjoy the fresh air, host barbecues, or simply unwind after a long day.

Situated in a sought-after location, this house is conveniently close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the chance to make this lovely house your new home.

Alliance Street, Accrington, BB5 2RT

£115,000

2

1

1

D

Tenure Leasehold

On Street Parking

Contemporary Fitted Kitchen And Three Piece Bathroom Suite

Easy Access To Major Network Links

Council Tax Band A

Viewing Essential

Ideal irst Time Buy

EPC Rating D

Ready To Move Into

Enclosed Rear yard

Ground Floor

Entrance
UPVC double glazed frosted door to vestibule.

Vestibule
3'10 x 3'3 (1.17m x 0.99m)
Door to reception room.

Reception Room
13'7 x 11'3 (4.14m x 3.43m)
UPVC double glazed window, central heating radiator, meter cupboard, television point, integrated feature electric fire and door to kitchen.

Kitchen
13'6 x 12'2 (4.11m x 3.71m)
UPVC double glazed window, central heating radiator, range of wall and base units, under unit lighting, granite surface, breakfast bar, integrated sink with mixer tap and integrated draining ridges, oven with four ring induction hob, integrated fridge freezer, dishwasher, plumbed for washing machine, under stairs storage, wood effect laminate flooring, spotlights and UPVC double glazed frosted door to rear.

First Floor

Landing
6'10 x 5'7 (2.08m x 1.70m)
Loft access, central heating radiator, doors to two bedrooms and bathroom.

Bedroom One
13'9 x 11'3 (4.19m x 3.43m)
UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Two
13'8 x 8'6 (4.17m x 2.59m)
UPVC double glazed window and central heating radiator.

Bathroom
7'9 x 6'8 (2.36m x 2.03m)
Central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with direct feed rainfall shower and rinse head, tiled elevation, spotlights, extractor fan and wood effect laminate flooring.

External

Front
Courtyard.

Rear
Enclosed yard, outdoor tap and gate to shared access road.

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