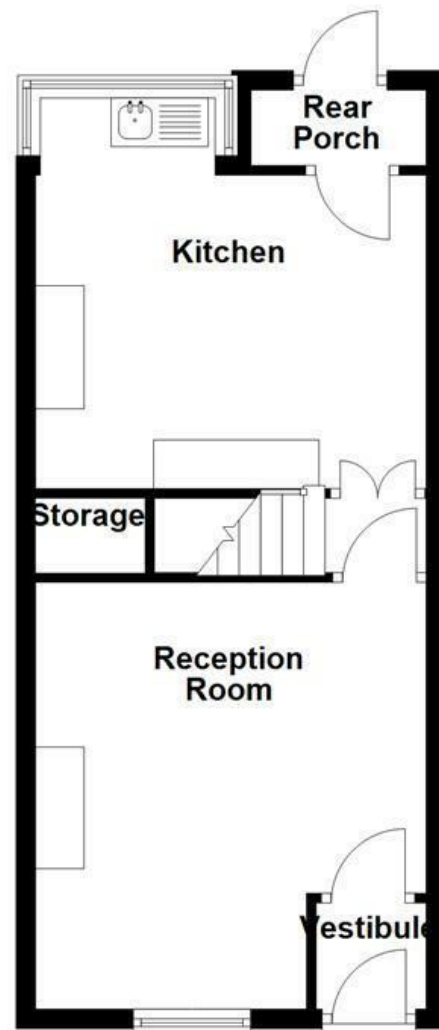
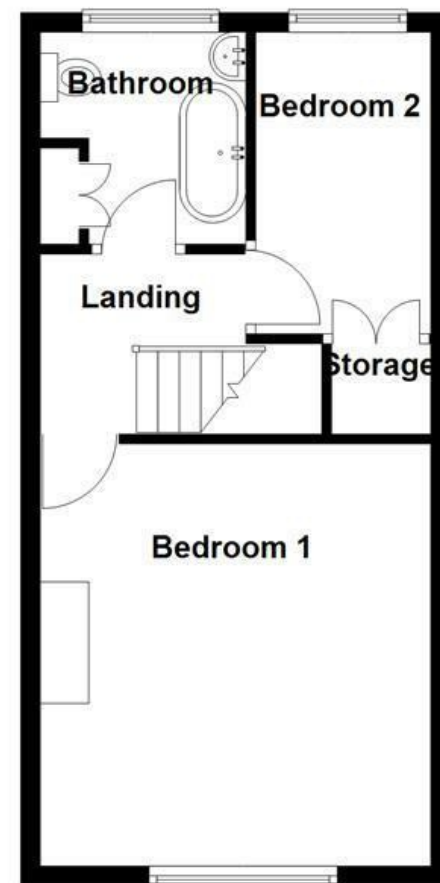


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Avenue Parade, Accrington, BB5 6QB

£89,950

ENVAIBLE TWO BEDROOM MID TERRACE PROPERTY

Presenting Avenue Parade of Accrington, this delightful mid-terrace house offers a perfect blend of comfort and practicality. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

As you enter, you are welcomed by a spacious lounge that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The large kitchen is a standout feature, flowing seamlessly into a rear porch, which enhances the sense of space and connectivity within the home. This layout is particularly advantageous for those who enjoy cooking and socialising simultaneously.

The property boasts both a front and rear yard, offering outdoor space for gardening, leisure, or simply enjoying the fresh air. The bathroom is thoughtfully designed, featuring a freestanding bath that adds a touch of elegance and luxury to your daily routine.

This home is not only practical but also conveniently located, making it an excellent choice for those looking to settle in a vibrant community. With its appealing features and inviting atmosphere, this mid-terrace property on Avenue Parade is a wonderful opportunity for anyone seeking a new place to call home.

Avenue Parade, Accrington, BB5 6QB

£89,950

 **2**  **1**  **1**  **C**

- Tenure Leasehold
 - On Street Parking
 - Ideal Investment Opportunity
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Bursting With Potential
 - Enclosed Ample Sized Rear Yard
- EPC Rating C
 - Virewing Essential
 - Abundance Of Indoor Space

Ground Floor

Entrance
UPVC double glazed part frosted door to vestibule.

Vestibule
3'7 x 3'3 (1.09m x 0.99m)
Door to reception room.

Reception Room
14'5 x 13'2 (4.39m x 4.01m)
UPVC double glazed part frosted window, central heating radiator, meter cupboard, coving, wood effect flooring, door to kitchen and stairs to first floor.

Kitchen
11'11 x 10'7 (3.63m x 3.23m)
UPVC double glazed frosted box window, central heating radiator, under stairs storage, wall and base units, granite effect work top, stainless steel sink and drainer, space for a freestanding oven, space for fridge freezer, tiled floor and door to rear porch.

Rear Porch
5'1 x 2'9 (1.55m x 0.84m)
Hard wood door to rear and frosted windows.

First Floor

Landing
5'8 x 5'8 (1.73m x 1.73m)
Above stairs storage, smoke alarm, loft hatch, doors to two bedrooms and bathroom.

Bedroom One
14'7 x 13'2 (4.45m x 4.01m)
UPVC double glazed part frosted window, central heating radiator and loft attach.

Bedroom Two
9'6 x 6'6 (2.90m x 1.98m)
UPVC double glazed window, central heating radiator and storage.

Bathroom
7'1 x 6'3 (2.16m x 1.91m)
UPVC double glazed frosted window, storage, free standing bath with mixer tap and rinse head, wall mounted wash basin, WC, part tiled elevation and tiled effect lino flooring.

External

Front
Enclosed paved yard with bedding areas.

Front
Enclosed courtyard.



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