



## Avenue Parade, Accrington, BB5 6PJ

£115,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located in the heart of Accrington, this charming two-bedroom mid-terrace house on Avenue Parade presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious lounge, complete with a cosy fireplace that creates a warm and inviting atmosphere, seamlessly flowing into a well-appointed kitchen.

The two double bedrooms offer ample space for relaxation and rest, making it ideal for small families or those seeking a comfortable living environment. The modern shower room adds a touch of contemporary style, ensuring convenience and comfort for everyday living.

One of the standout features of this property is the generous rear garden, providing a perfect outdoor space for entertaining, gardening, or simply enjoying the fresh air.

Situated in a town location, this home is well-connected to local amenities, schools, and transport links, making it a practical choice for those looking to settle in a vibrant community. With its appealing features and prime location, this property is not to be missed. Whether you are looking to invest or find your first home, this delightful house offers a wonderful opportunity to create lasting memories.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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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- Tenure Leasehold
- On Street Parking
- Ample Rear Garden Space
- Easy Access To Major Network Links
- Council Tax Band A
- Two Generously Sized Double Bedrooms
- Viewing Essential
- EPC Rating C
- Ideal First Time Buy Or Investment Opportunity
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

UPVC frosted door to vestibule.

### Vestibule

3'4 x 3'4 (1.02m x 1.02m)

Door to reception room.

### Reception Room

27'5 x 13'4 (8.36m x 4.06m)

Two UPVC double glazed windows, two central heating radiators, gas fire, wall lights, stairs to first floor and door to kitchen.

### Kitchen

11'4 x 6'9 (3.45m x 2.06m)

UPVC double glazed window, central heating radiator, panel wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer and oven, extractor hood, tiled splash back, tiled floor, smoke alarm and hard wood frosted door to rear.

## First Floor

### Landing

6'2 x 2'8 (1.88m x 0.81m)

Loft hatch, smoke alarm, doors to two bedrooms and shower room.

### Bedroom One

11'2 x 10'1 (3.40m x 3.07m)

UPVC double glazed window, central heating radiator and storage.

### Bedroom Two

13'5 x 10' (4.09m x 3.05m)

UPVC double glazed window, central heating radiator and storage.

### Shower Room

6'9 x 5'4 (2.06m x 1.63m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, part tiled elevation, tiled floor, extractor fan and spotlights.

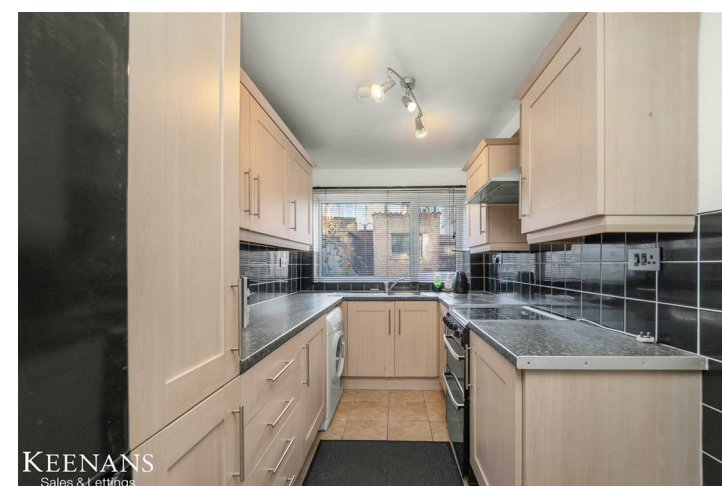
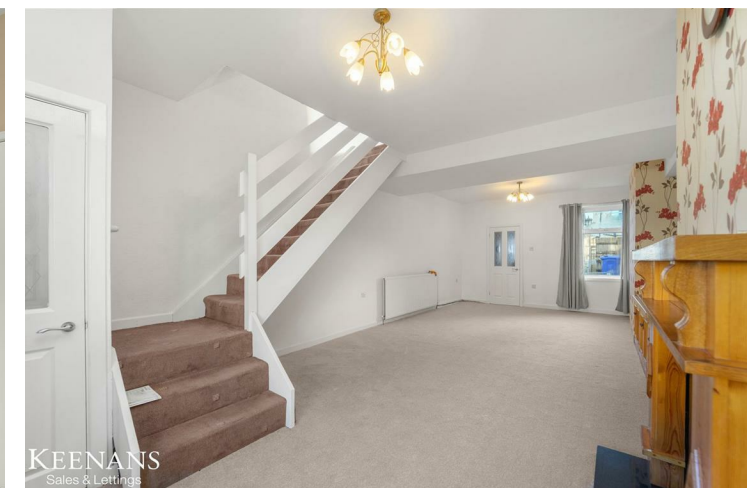
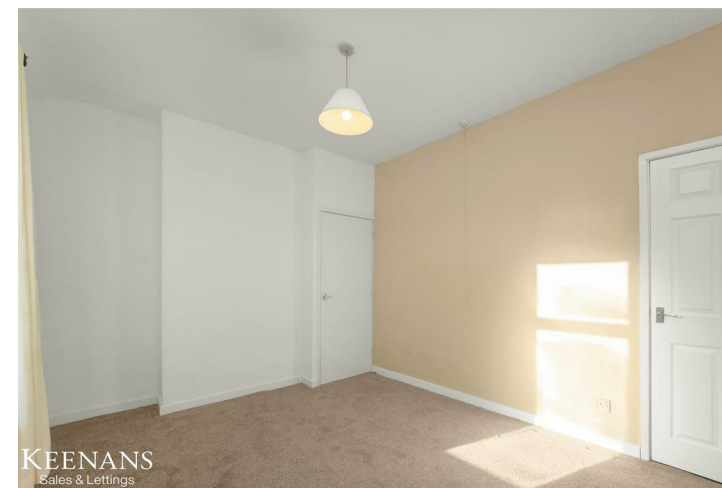
## External

## Rear

Enclosed paved yard with outbuilding.

## Front

Enclosed paved courtyard, stone chippings and bedding areas.



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