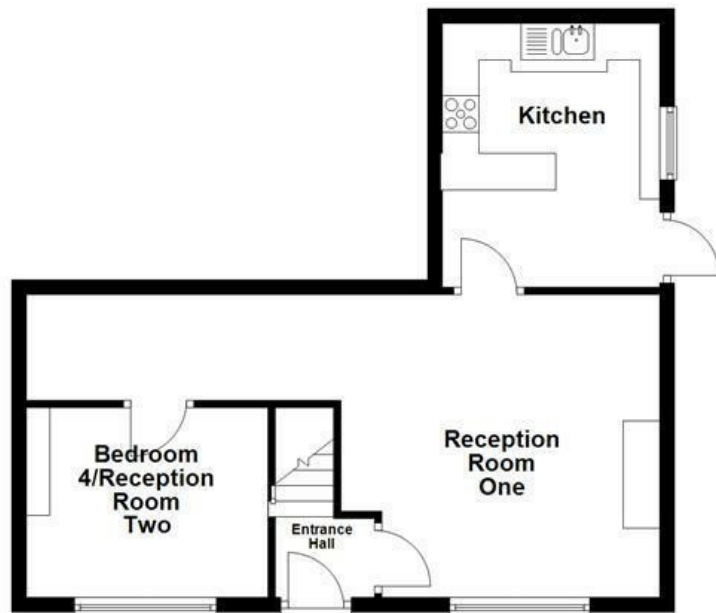


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(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.

## Dineley Street, Accrington, BB5 4JG

### Offers Over £135,000

SPACIOUS DOUBLE FRONTED END TERRACED HOME

Welcome to this charming double fronted end-terraced home located on Dineley Street in the heart of Church, Accrington. This delightful property boasts three well-proportioned bedrooms and two inviting reception rooms, making it an ideal choice for first-time buyers or small families seeking a comfortable and stylish living space.

Having undergone a full renovation, this home presents a fresh and modern interior, ready for you to move in and make it your own. The layout is thoughtfully designed, providing ample space for relaxation and entertaining. The two reception rooms offer versatility, whether you wish to create a cosy lounge or a vibrant dining area.

Situated in a convenient location, this property benefits from excellent access to nearby commuter routes, ensuring that you can easily reach surrounding areas for work or leisure. Additionally, local amenities are just a stone's throw away, providing you with everything you need for day-to-day living.

The bathroom is well-appointed, and the overall finish of the home reflects a high standard of care and attention to detail. With its appealing features and prime location, this end-terraced house is a wonderful opportunity for those looking to settle in a welcoming community.

Dineley Street, Accrington, BB5 4JG

Offers Over £135,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Three Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal First Time Buy
- Viewing Essential
- Enclosed Ample Rear Yard Space With Outbuilding
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance Hall

4'3 x 3'11 (1.30m x 1.19m)

### Reception Room One

13'8 x 13'6 (4.17m x 4.11m)

### Kitchen

11'10 x 8'9 (3.61m x 2.67m)

### Bedroom Four/ Reception Room Two

10'9 x 8'6 (3.28m x 2.59m)

## First Floor

### Landing

9'4 x 6'4 (2.84m x 1.93m)

### Bedroom One

12'9 x 12'6 (3.89m x 3.81m)

### Bedroom Two

12'6 x 11'2 (3.81m x 3.40m)

### Bedroom Three

8'9 x 8'5 (2.67m x 2.57m)

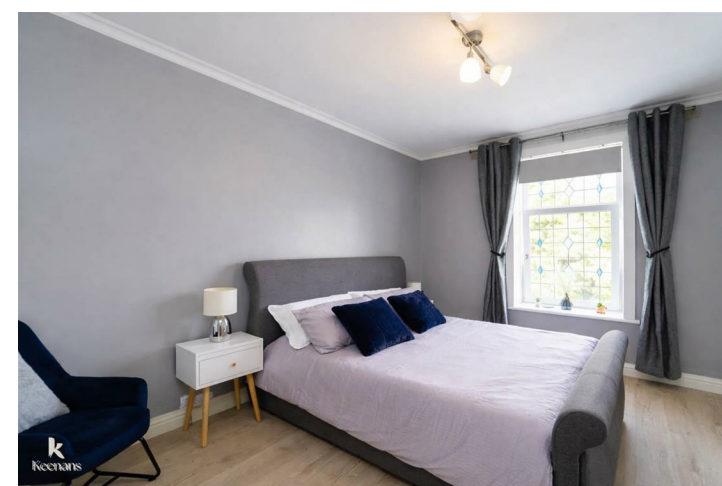
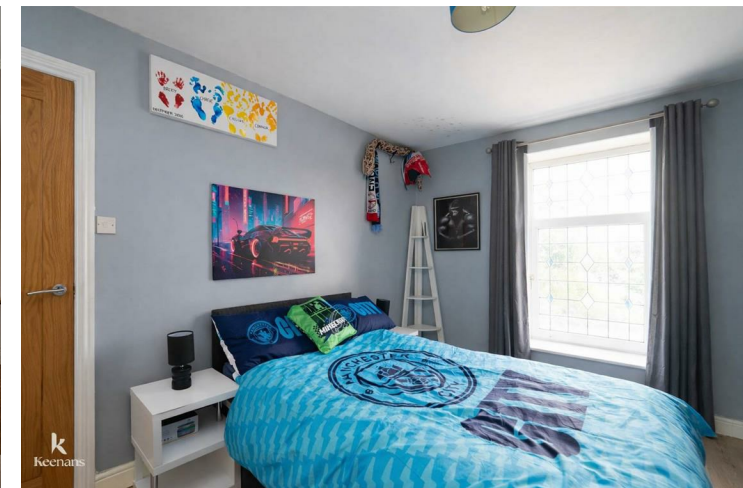
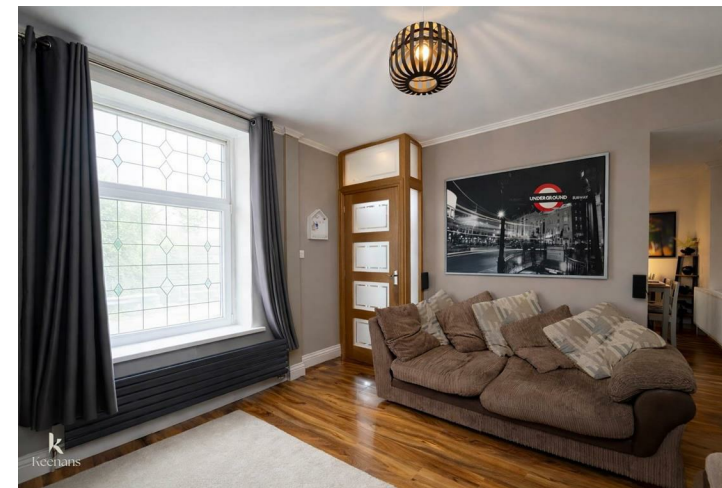
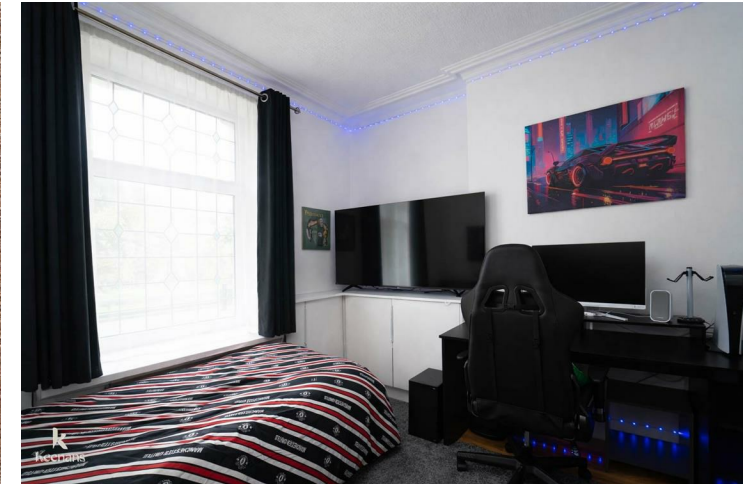
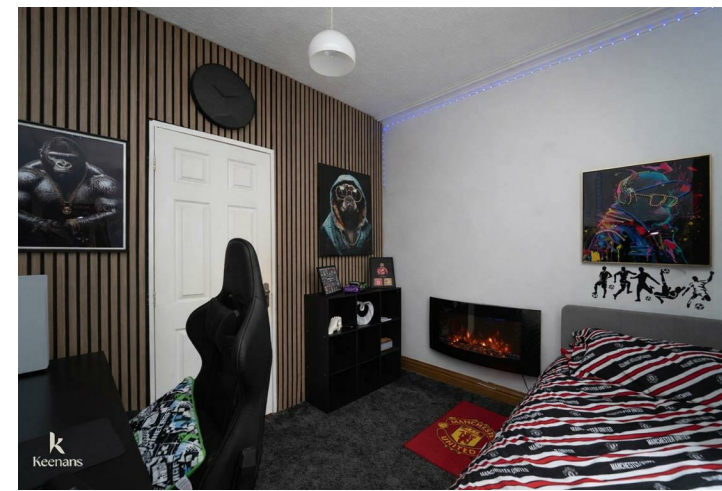
### Bathroom

6' x 5'7 (1.83m x 1.70m)

## External

### Rear

Enclosed yard with artificial grass, decking, outbuilding and gate to shared access road.



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