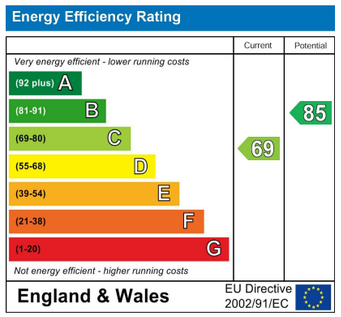
Keenans



Spencer Street, Accrington, BB5 6SY

Offers Over £95,000

AN ENVIABLE FIRST TIME HOME OR RENTAL INVESTMENT

Offering spacious rooms, neutral decorations and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Accrington. With a fantastic open plan living area, two double bedrooms and being a complete blank canvas, this property is the perfect home for any first time buyer or small family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.
The property comprises briefly; a welcoming entrance vestibule provides access through to an open plan reception room. The reception room guides you on to a fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is an enclosed yard to the rear with artificial lawn and garden to the front.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

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.

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- Spacious Mid Terrace Property
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating C
- Two Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Bathroom
- Ideal Rental Investment
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'11 x 3'1 (1.19m x 0.94m)

Composite double glazed frosted front door, wood panelled elevation and hardwood door to reception room.

Reception Room

29'2 x 13'8 (8.89m x 4.17m)

Two UPVC double glazed windows, two central heating radiators, smoke detector, meter cupboard, gas fire with stone hearth and surround, integrated alcove storage and shelving, television point, feature wall light, dado rail, hardwood single glazed double doors to kitchen and stairs to first floor.

Kitchen

10'0 x 8'1 (3.05m x 2.46m)

UPVC double glazed window, range of wood effect panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

7'3 x 6'3 (2.21m x 1.91m)

Loft access, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

13'8 x 12'4 (4.17m x 3.76m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

13'3 x 7'2 (4.04m x 2.18m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes with integrated boiler, over stairs storage and wood effect lino flooring.

Bathroom

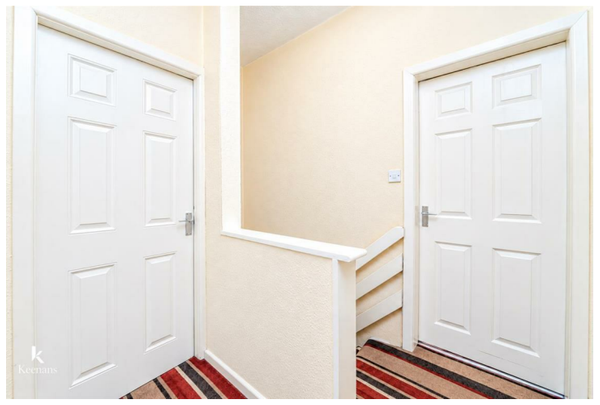
9'0 x 6'3 (2.74m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, P-shaped panel bath with mixer tap and overhead direct feed shower, dual flush WC, pedestal wash basin with mixer tap, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, integrated line cupboard, wood cladding to ceiling, and tiled effect vinyl flooring.

External

Rear

Enclosed yard to rear.

Front

Garden fronted.