



## Avenue Parade, Accrington, BB5 6QN

### £130,000

THE PERFECT TWO BEDROOM TERRACED PROPERTY IN ACCRINGTON

Nestled in the heart of Accrington on Avenue Parade, this stunning mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The two inviting bedrooms provide a comfortable retreat, while the modern bathroom ensures convenience for daily living.

This home has been meticulously maintained, making it move-in ready for its new occupants. The tasteful decor and thoughtful layout create a warm and welcoming atmosphere, perfect for those looking to settle in without the need for immediate renovations.

Additionally, the property is conveniently located close to a variety of local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This prime location enhances the appeal of the home, making it an ideal choice for those seeking both comfort and convenience.

In summary, this delightful two-bedroom terrace house on Avenue Parade is a fantastic opportunity that should not be missed. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this home is ready to welcome you.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 70                      | 81        |
| <b>England &amp; Wales</b>                  | 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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2 1 2 C

- EPC Rating C
  - Two Bedroom Property
  - On Street Parking
  - Rear Yard With Outhouse
- Tenure Freehold
  - Ideal First Time Buy
  - Garage At The Rear Of Property
- Council Tax Band A
  - Modern Kitchen
  - Spacious Living Area

Ground Floor

Entrance Vestibule  
4'11x3'1 (1.50mx0.94m)

Hallway  
11'10x3'2 (3.61mx0.97m)

Reception Room One  
12'7x11'1 (3.84mx3.38m)

Reception Room Two  
14'6x13'10 (4.42mx4.22m)

Kitchen  
9'7x8'3 (2.92mx2.51m)

First Floor

Landing  
14'9x5'8 (4.50mx1.73m)

Bedroom One  
14'11x10'8 (4.55mx3.25m)

Bedroom Two  
11'2x9'11 (3.40mx3.02m)

Bathroom  
11'0x5'2 (3.35mx1.57m)



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