



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(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.

Aitken Street, Accrington, BB5 6AX

£129,950

A MODERN TWO BEDROOM MID TERRACE HOME

Located on Aitken Street in the charming town of Accrington, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. With two generously sized double bedrooms, this property offers ample space for comfortable living.

As you enter, you are welcomed into a cosy lounge, complete with a charming log burner that creates a warm and inviting atmosphere, perfect for relaxing evenings. The modern kitchen is well-equipped and designed for both functionality and style, making it an ideal space for culinary enthusiasts. Adjacent to the kitchen, you will find a second living area, providing additional space for family gatherings or entertaining guests.

One of the standout features of this home is the large rear yard, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. The front garden adds to the property's appeal, enhancing its overall charm and curbside presence.

The family bathroom is conveniently located, ensuring that all essential amenities are within easy reach. This property is not only a lovely home but also a fantastic investment for those

Aitken Street, Accrington, BB5 6AX

£129,950



- Beautifully Presented Mid Terrace Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Double Bedrooms
- Move-in Ready
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'1 x 3'0 (1.24m x 0.91m)

Hall

10'4 x 3'0 (3.15m x 0.91m)

Reception Room One

11'10 x 11'7 (3.61m x 3.53m)

Reception Room Two

15'4 x 13'5 (4.67m x 4.09m)

Kitchen

11'0 x 8'0 (3.35m x 2.44m)

First Floor

Landing

8'7 x 6'2 (2.62m x 1.88m)

Bedroom One

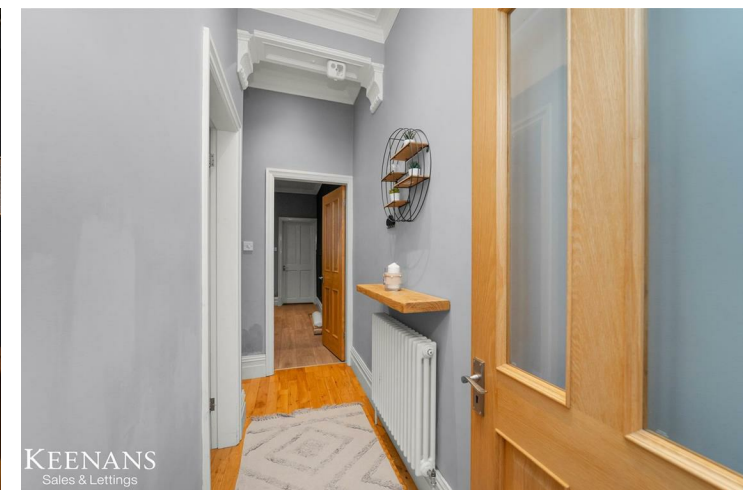
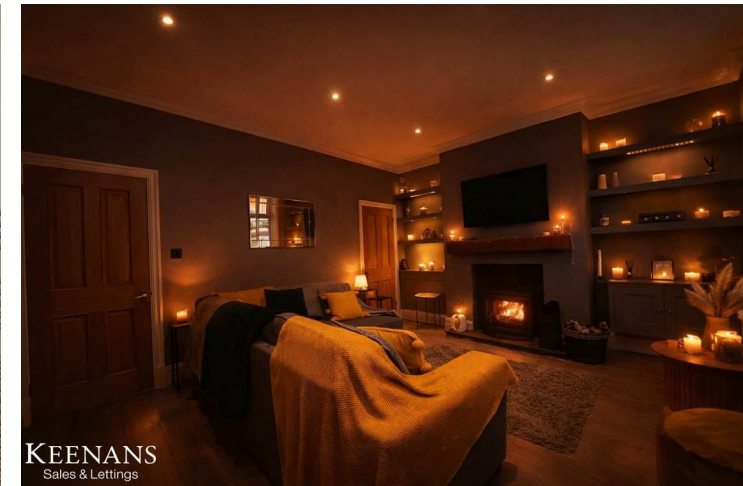
15'4 x 11'3 (4.67m x 3.43m)

Bedroom Two

13'0 x 6'11 (3.96m x 2.11m)

Bathroom

9'11 x 7'11 (3.02m x 2.41m)



Tel: 01254389384

www.keenans-estateagents.co.uk