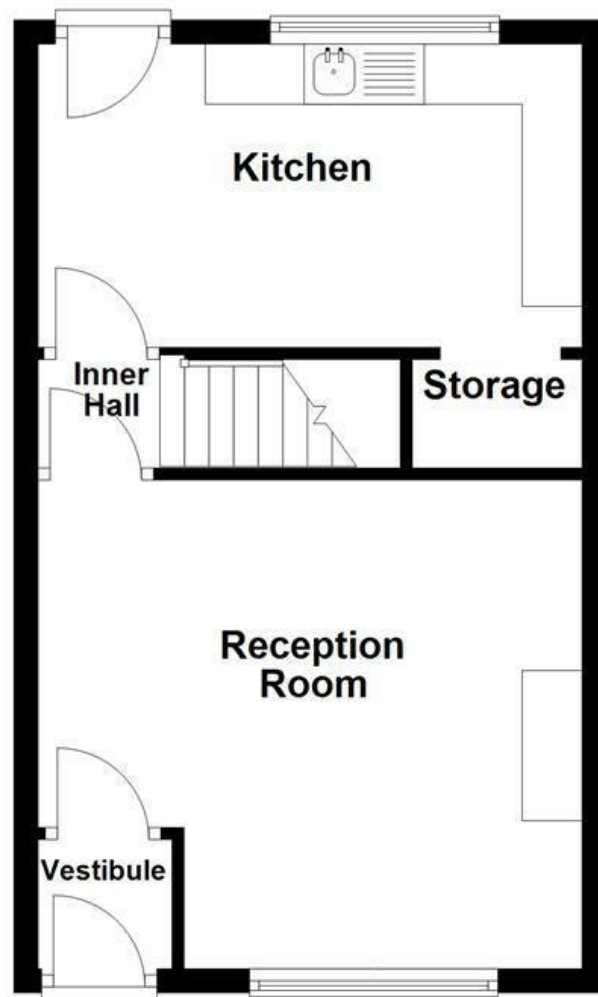
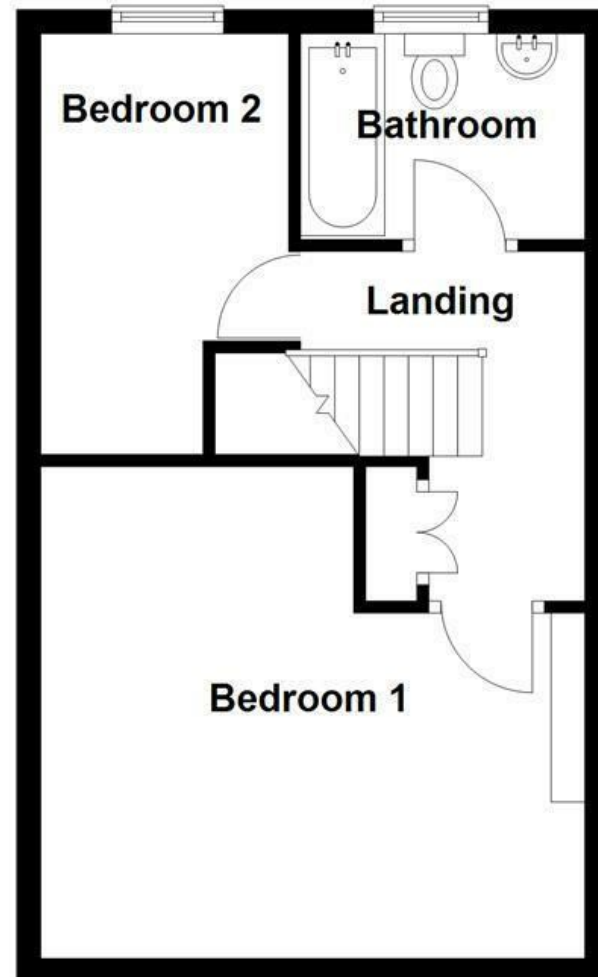


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</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		
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.

## Alliance Street, Accrington, BB5 2RT

### £115,000

#### ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Presenting Alliance Street in the charming town of Accrington, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a comfortable and modern home. Boasting two generously sized double bedrooms, this property is perfect for those ready to make their first step onto the property ladder.

Upon entering, you will be greeted by a spacious living area that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The modern kitchen is well-equipped, providing a functional space for culinary pursuits and family gatherings.

One of the standout features of this home is the large rear yard, which offers ample outdoor space for gardening, barbecues, or simply enjoying the fresh air. This private area is perfect for those who appreciate outdoor living.

Conveniently located, the property is close to essential motorway links, making commuting a breeze. Additionally, a variety of local amenities are within easy reach, ensuring that all your daily needs are met without hassle.

This property is not just a house; it is a place where you can create lasting memories. With its blend of modern comforts and practical features, it is an ideal choice for anyone looking to settle in a vibrant community. Do not miss the chance to view this lovely home and envision your future here.



# Alliance Street, Accrington, BB5 2RT

## £115,000

 **2**  **1**  **1**  **C**

- Tenure Leasehold
  - On Street Parking
- Council Tax Band A
  - Two Well Proportioned Bedrooms
- EPC Rating C
  - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
  - Ample Outdoor Space
- Viewing Essential
  - Easy Access To Major Network Links

### Ground Floor

**Entrance**  
Composite double glazed frosted door to the entrance vestibule.

**Entrance Vestibule**  
3'8 x 3'6 (1.12m x 1.07m)  
Coving, door to the reception room.

**Reception Room**  
14'10 x 13'4 (4.52m x 4.06m)  
UPVC double glazed window, central heating radiator, smoke alarm, coving, wood effect laminate flooring, door to staircase to the first floor and kitchen.

**Kitchen**  
14'8 x 8'4 (4.47m x 2.54m)  
UPVC double glazed window, central heating radiator, a range of grey matte wall and base units, wood effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring induction hob and extractor hood, space for a fridge freezer, plumbing for washing machine, coving, spotlights, extractor hood, integrated boiler, under staircase storage cupboard, UPVC double glazed door to the rear.

### First Floor

**Landing**  
9'7 x 4'8 (2.92m x 1.42m)  
Loft access, smoke alarm, storage cupboard, door to two bedrooms and bathroom.

**Bedroom One**  
14'10 x 13'9 (4.52m x 4.19m )  
UPVC double glazed window, central heating radiator, coving.

**Bedroom Two**  
11'4 x 6'8 (3.45m x 2.03m)  
UPVC double glazed window, central heating radiator.

**Bathroom**  
7'10 x 5'7 (2.39m x 1.70m)  
UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps, panelled bath with mixer tap, tiled elevations, coving, extractor fan, wood effect laminate flooring.

### External

**Rear**  
Enclosed paved yard.

Tel: 01254389384



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