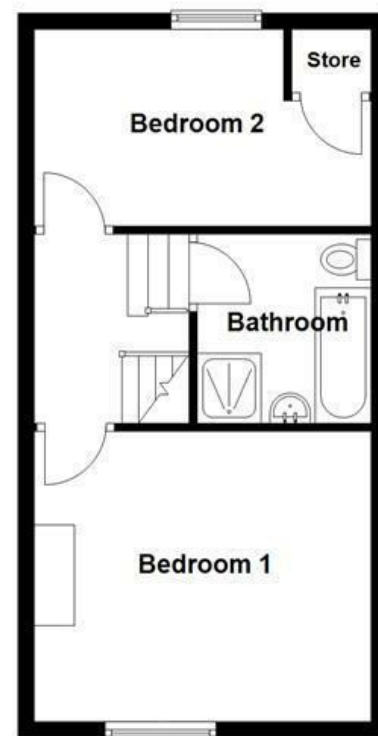


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Spencer Street, Accrington, BB5 6SY

£115,000

SPACIOUS TWO BEDROOM MID TERRACE HOME

Situated on Spencer Street in the heart of Accrington, this charming terraced house presents an excellent opportunity for both professional couples and first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The modern kitchen is well-equipped, making it a delightful space for culinary enthusiasts to create and enjoy meals.

With two comfortable bedrooms, this home offers a perfect retreat for rest and rejuvenation. The well-appointed bathroom adds to the convenience of daily living. The property's location is particularly advantageous, as it is situated within easy reach of local amenities, transport links, and the vibrant community that Accrington has to offer.

This terraced house combines modern living with a welcoming atmosphere, making it an ideal choice for those looking to establish their home in a friendly neighbourhood. Whether you are starting your journey as a homeowner or seeking a comfortable space to settle down, this property is sure to meet your needs. Don't miss the chance to make this delightful house your new home.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

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Spencer Street, Accrington, BB5 6SY

£115,000

 **2**  **1**  **2**  **D**

- Mid Terraced Property
 - Complete Blank Canvas
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Ideal Rental Investment
 - Tenure Leasehold
- Four Piece Bathroom Suite
 - Low Maintenance Rear Garden
 - Council Tax Band A

Ground Floor

Reception Room One

13'10 x 11'11 (4.22m x 3.63m)
UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, electric fire, spotlights and door to inner hall.

Inner Hall

3'5 x 2'9 (1.04m x 0.84m)
Door to reception room two and stairs to first floor.

Reception Room Two

13'11 x 12'9 (4.24m x 3.89m)
UPVC double glazed window, central heating radiator, electric fire, under stairs storage and door to kitchen.

Kitchen

13'2 x 7'3 (4.01m x 2.21m)
UPVC double glazed window, central heating radiator, spotlights, range of wall and base units with laminate worktops, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, plumbing for washing machine, space for under counter fridge and freezer, wood effect flooring and door to rear.

First Floor

Landing

6'9 x 6'3 (2.06m x 1.91m)
Spotlights, smoke detector, loft access, doors to two bedrooms and bathroom.

Bedroom One

13'10 x 12'4 (4.22m x 3.76m)
UPVC double glazed window, central heating radiator, spotlights, and integrated shelving.

Bedroom Two

13'11 x 10'4 (4.24m x 3.15m)
UPVC double glazed window, central heating radiator, spotlights, integrated shelving and door to boiler cupboard.

Bathroom

7'8 x 7'2 (2.34m x 2.18m)
Central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed shower enclosed, partially tiled elevations and wood effect flooring.

External

Rear

Enclosed yard with gate to shared to access.

Front

Forecourt with paving and stone chippings.

