



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

## Adelaide Street, Accrington, BB5 5LU

### Offers Over £120,000

IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Conveniently located in a popular area of Clayton le Moors, this charming house presents an excellent opportunity for both first-time buyers and savvy investors seeking a rental property. The home boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The modern kitchen is designed for convenience and functionality, making it a delightful space for culinary pursuits.

The property features low maintenance exteriors, allowing you to spend less time on upkeep and more time enjoying your new home. Its convenient location offers easy access to major commuter routes along the M65 network, making it an ideal choice for those who commute for work or leisure.

Whether you are looking to settle down or invest in a promising rental opportunity, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home or investment.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Adelaide Street, Accrington, BB5 5LU

Offers Over £120,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating E
- On Street Parking
- Ideal First Time Buy Or Investment Opportunity
- Two Generously Sized Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Rear Yard Space
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Composite double glazed frosted door to vestibule.

### Vestibule

4' x 3'4 (1.22m x 1.02m)

Tiled effect flooring and door to hall.

### Hall

9'10 x 3'4 (3.00m x 1.02m)

Central heating radiator, corbels, cornice coving, tiled effect flooring, stairs to first floor, doors to reception room one and reception room two.

### Reception Room One

11' x 10'8 (3.35m x 3.25m)

UPVC double glazed window, central heating radiator, cornice coving and wood effect flooring.

### Reception Room Two

14'7 x 13'9 (4.45m x 4.19m)

UPVC double glazed window, central heating radiator, ceiling rose, coving, living flame gas fire with stone surround, two feature wall lights, doors to unser stairs storage and kitchen.

### Kitchen

10'11 x 8'2 (3.33m x 2.49m)

UPVC double glazed window, central heating radiator, panel wall and base units, laminate work top, oven in a high rise unit, four ring gas hob, stainless steel splash back, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, dryer, enclosed boiler, tiled effect flooring and UPVC door to rear yard.

## First Floor

### Landing

Doors to two bedrooms and bathroom.

### Bedroom One

14'7 x 11' (4.45m x 3.35m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Two

13'10 x 7'9 (4.22m x 2.36m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

## Bathroom

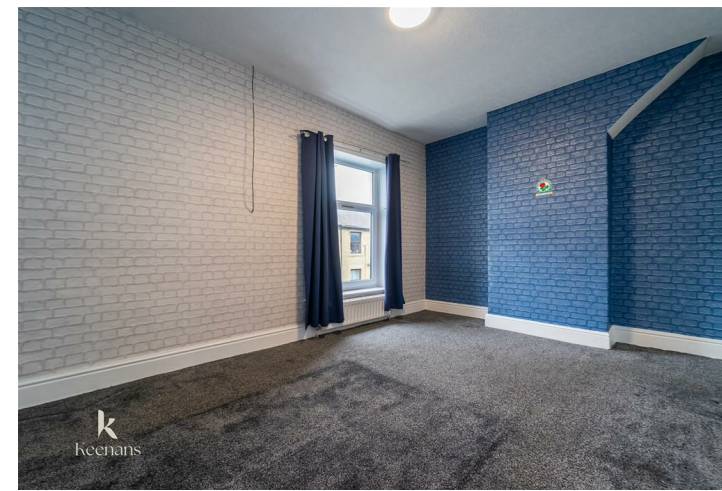
10'7 x 6'7 (3.23m x 2.01m)

UPVC double glazed frosted window, central heating towel radiator, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with mixer tap, overhead electric feed shower with rinse head, tiled elevation, fitted storage and vinyl flooring.

## External

### Rear

Artificial grass and gravel chippings.



Tel: 01254389384

www.keenans-estateagents.co.uk