



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      | 74        |
| (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.

## Chester Street, Accrington, BB5 OSD

£150,000

Nestled on Chester Street in the charming town of Accrington, this delightful mid-terrace house offers a perfect blend of space and comfort, ideal for families or those seeking a bit more room to breathe. Spanning three floors, the property boasts four well-proportioned bedrooms, providing ample space for relaxation and privacy.

The ground floor features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential.

With three bathrooms, including a family bathroom, a shower room, and a convenient WC/wet room, morning routines will be a breeze, accommodating the needs of a busy household.

Outside, the property benefits from an enclosed rear yard.

With its generous living space and modern amenities, this mid-terrace house on Chester Street is a wonderful opportunity for anyone looking to settle in Accrington.

# Chester Street, Accrington, BB5 OSD

£150,000

 4  3  2  D

- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating D
- Set Over Three Floors
- Three Bathrooms/Shower Rooms
- Leasehold
- Four Bedrooms
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'8 x 3'4 (1.12m x 1.02m)

### Hallway

11'10 x 3'4 (3.61m x 1.02m)

### Reception Room One

11'10 x 10'5 (3.61m x 3.18m)

### Reception Room Two

14'9 x 14'1 (4.50m x 4.29m)

### Kitchen

10'8 x 6'10 (3.25m x 2.08m)

### Utility Room

7'1 x 6'4 (2.16m x 1.93m)

### WC/Wet Room

7'3 x 4'3 (2.21m x 1.30m)

## First Floor

### Landing

14'3 x 5'9 (4.34m x 1.75m)

### Bedroom One

14'3 x 12'8 (4.34m x 3.86m)

### Bedroom Two

11'1 x 8'11 (3.38m x 2.72m)

### Bathroom

10'11 x 5' (3.33m x 1.52m)

## Second Floor

### Landing

9'10 x 5'5 (3.00m x 1.65m)

### Bedroom Three

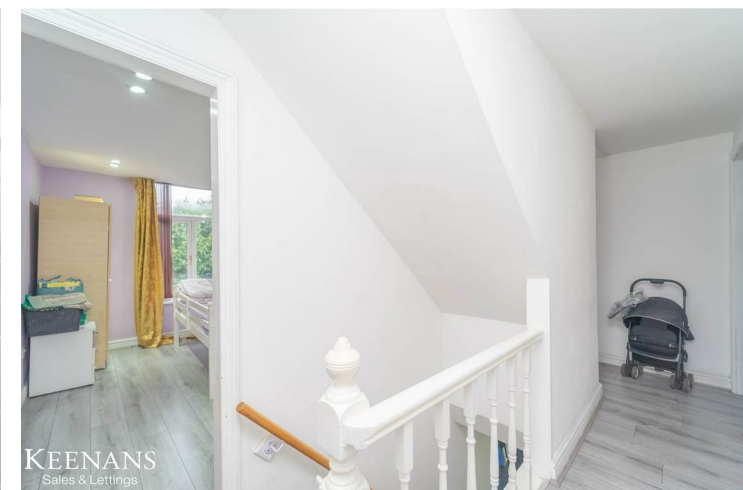
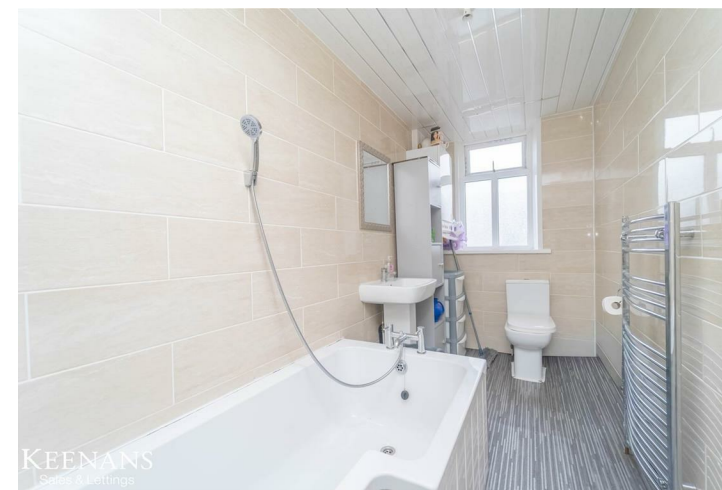
13'10 x 11' (4.22m x 3.35m)

## Bedroom Four

13'11 x 8'5 (4.24m x 2.57m)

## Shower Room

9'2 x 5'4 (2.79m x 1.63m)



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