



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	79
(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.

## Lime Road, Accrington, BB5 6BJ

### Offers Over £135,000

ENVIABLE TWO BEDROOM MID TERRACE HOME WITH VERSATILE LOFT ROOM

Located on Lime Road in the charming town of Accrington, this beautifully renovated mid-terrace house offers a perfect blend of modern living and convenience. With two spacious double bedrooms and an added loft room, this property is ideal for families or those seeking extra space for a home office or guest room.

Upon entering, you will be greeted by two inviting living areas, perfect for relaxation and entertaining. The modern kitchen is a highlight of the home, featuring contemporary fittings and ample storage, making it a delightful space for culinary enthusiasts. The family bathroom has been tastefully designed, ensuring comfort and style.

This property has been fully renovated from top to bottom, providing a fresh and contemporary feel throughout. The attention to detail is evident, making it a move-in ready home for its new owners.

Situated in a great location, this house is conveniently close to local schools, parks, and various amenities, ensuring that everything you need is within easy reach. Additionally, excellent transport links make commuting a breeze, connecting you to nearby towns and cities.

# Lime Road, Accrington, BB5 6BJ

Offers Over £135,000

 2  1  2  C

- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating C
- Two Bedrooms & Attic Room
- Four Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4'2 x 3'1 (1.27m x 0.94m)

### Hallway

11' x 3'1 (3.35m x 0.94m)

### Reception Room One

12' x 10'10 (3.66m x 3.30m)

### Reception Room Two

14'2 x 14'1 (4.32m x 4.29m)

### Kitchen

12'3 x 8'1 (3.73m x 2.46m)

## First Floor

### Landing

11'3 x 4'1 (3.43m x 1.24m)

### Bedroom One

14'4 x 12'2 (4.37m x 3.71m)

### Bedroom Two

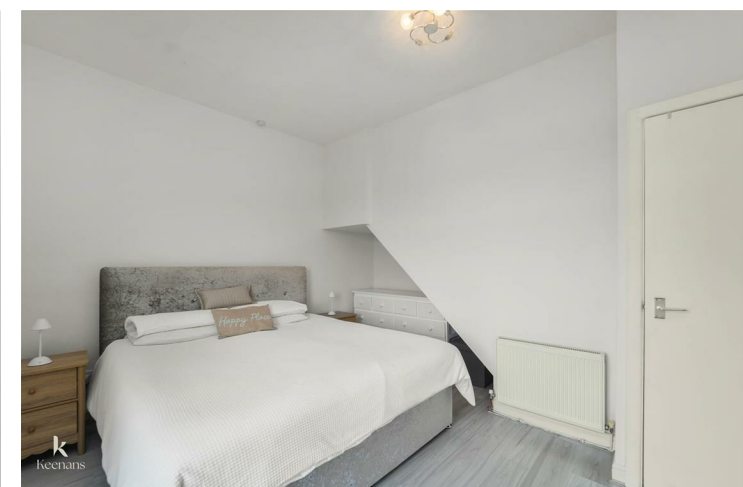
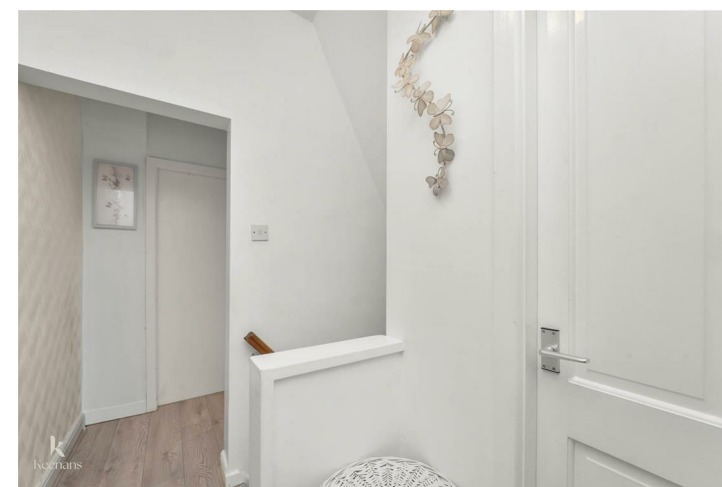
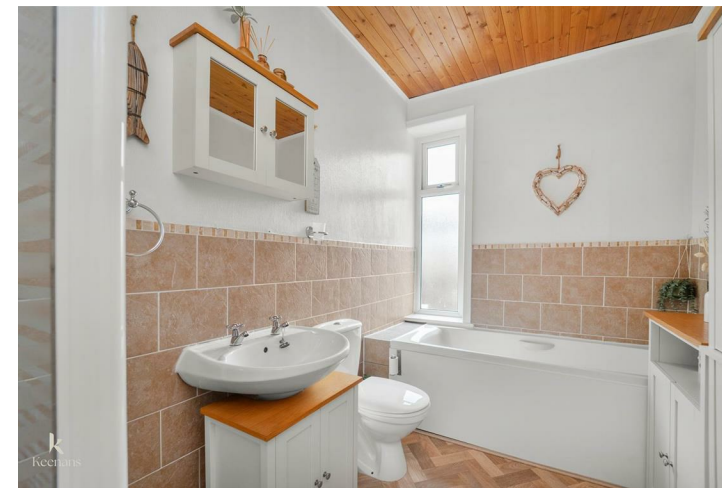
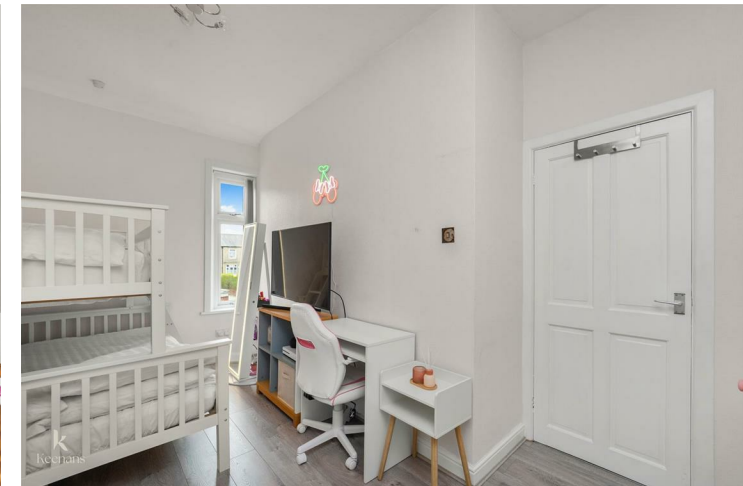
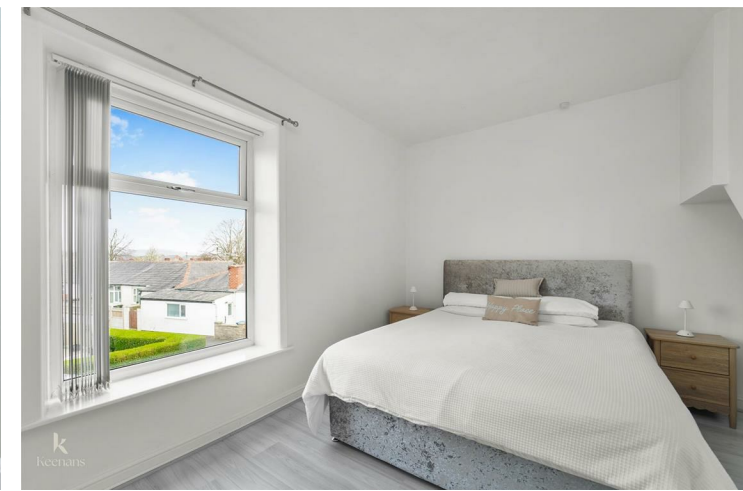
14'5 x 9'9 (4.39m x 2.97m)

### Bathroom

10'2 x 6'3 (3.10m x 1.91m)

### Attic Room

12'8 x 12'6 (3.86m x 3.81m)



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)