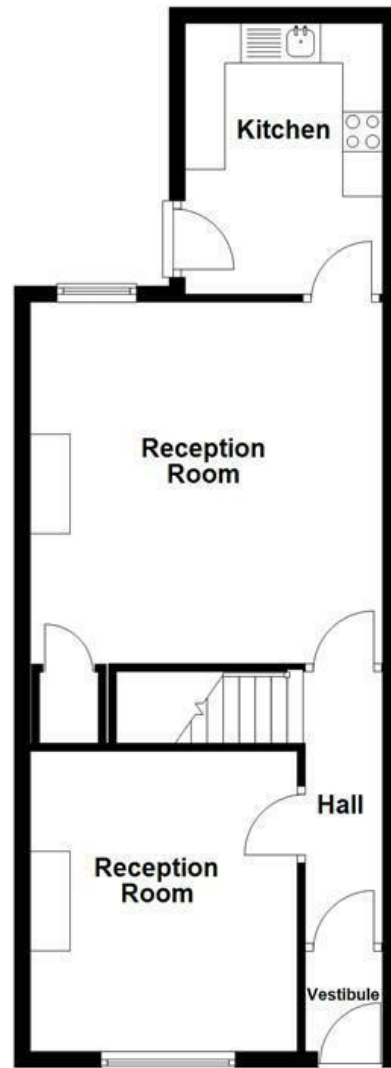
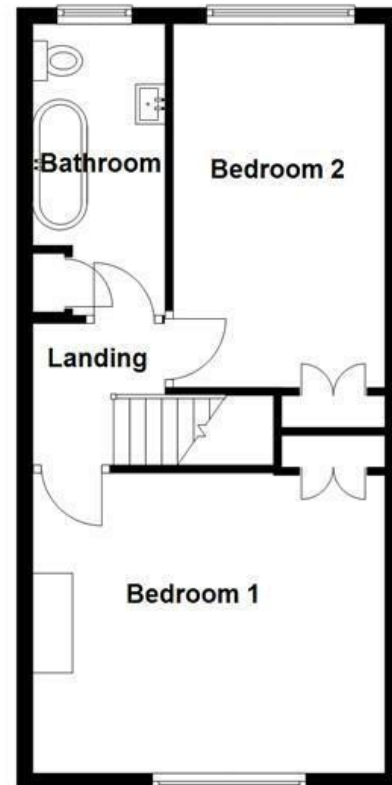



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</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.

## Lime Road, Accrington, BB5 6BJ

### £140,000

#### STUNNING TWO BEDROOM MID TERRACE PROPERTY

Located on Lime Road in the charming town of Accrington, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and stylish home. With two spacious double bedrooms, this property is perfect for couples, small families, or individuals looking for extra space.

Upon entering, you are greeted by two generously sized reception rooms, ideal for both relaxation and entertaining. The tasteful decor throughout the home creates a warm and inviting atmosphere, making it easy to envision your life here. The modern kitchen is well-equipped and designed for convenience, while the contemporary bathroom adds a touch of luxury to your daily routine.

One of the standout features of this property is the low-maintenance rear garden, providing a private outdoor space for you to enjoy. Whether you wish to host summer barbecues or simply unwind with a good book, this garden is a perfect retreat.

This home is ready to move into, allowing you to settle in without the hassle of renovations or repairs. With its appealing features and prime location, this property is a wonderful choice for anyone looking to embrace the vibrant community of Accrington. Don't miss the chance to make this charming house your new home.



Lime Road, Accrington, BB5 6BJ  
£140,000

 2  1  2  E

- Mid Terraced Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating: E
- Two Spacious Bedrooms
  - Modern Three Piece Bathroom
  - Tenure: Freehold
- Two Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band: A

Ground Floor

**Vestibule**  
4'2 x 3'2 (1.27m x 0.97m)  
Hardwood frosted entrance door, part tiled elevation and door to hall.

**Hall**  
11'2 x 3'3 (3.40m x 0.99m)  
Central heating radiator, coving, smoke alarm, herringbone effect wood flooring, stairs to first floor and doors to two reception rooms.

**Reception Room One**  
12'5 x 11' (3.78m x 3.35m)  
UPVC double glazed window, central heating radiator, coving, picture rail and wood effect laminate flooring.

**Reception Room Two**  
14'11 x 14'2 (4.55m x 4.32m)  
UPVC double glazed window, central heating radiator, log burner, alcove storage, under stairs storage and door to kitchen.

**Kitchcen**  
11'2 x 8'2 (3.40m x 2.49m)  
UPVC double glazed frosted window, central heating radiator, smoke alarm, wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

**Landing**  
7' x 5'4 (2.13m x 1.63m)  
Smoke alarm, loft access and doors to two bedrooms and bathroom.

**Bedroom One**  
15'1 x 12'2 (4.60m x 3.71m)  
UPVC double glazed window, central heating radiator and over stairs storage.

**Bedroom Two**  
14'5 x 9'6 (4.39m x 2.90m)  
UPVC double glazed window, central heating radiator and over stairs storage.

**Bathroom**  
12' x 5'9 (3.66m x 1.75m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with waterfall mixer tap and rinse head, integrated linen cupboard and wood effect lino flooring.

External

**Front**  
Courtyard with paving and artificial lawn.



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