



## Dill Hall Lane, Accrington, BB5 4DG


£115,000

FANTASTIC TWO BEDROOM MID TERRACE PROPERTY

Situated on Dill Hall Lane in the charming area of Church, Accrington, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two generously sized bedrooms, providing ample space for relaxation and rest. The two inviting living areas offer versatility, perfect for entertaining guests or enjoying quiet evenings at home.

The family bathroom is well-appointed, catering to the needs of modern living, while the kitchen is functional and ready for your culinary adventures. A rear yard adds to the appeal, offering a private outdoor space for gardening, barbecues, or simply unwinding in the fresh air.

This home is ideally situated close to local schools and transport links, making it convenient for families and commuters alike. With its spacious layout and prime location, this property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising opportunity, this property on Dill Hall Lane is certainly worth considering.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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- Mid-Terraced Property
- Fitted Kitchen
- Perfect For First Time Buyer
- Council Tax Band: A
- Two Bedrooms
- Enclosed Rear Yard
- EPC: TBC
- Three Piece Bathroom
- On Street Parking
- Tenure: Leasehold

## Vestibule

4'4 x 3'3 (1.32m x 0.99m )

## Hallway

9'10 x 3'3 (3.00m x 0.99m)

## Reception Room One

11'6 x 10'7 (3.51m x 3.23m )

## Reception Room Two

16'6 x 12'10 (5.03m x 3.91m)

## Kitchen

14'4 8'1 (4.37m 2.46m )

## First Floor

### Landing

9'6 x 7'1 (2.90m x 2.16m)

### Bedroom One

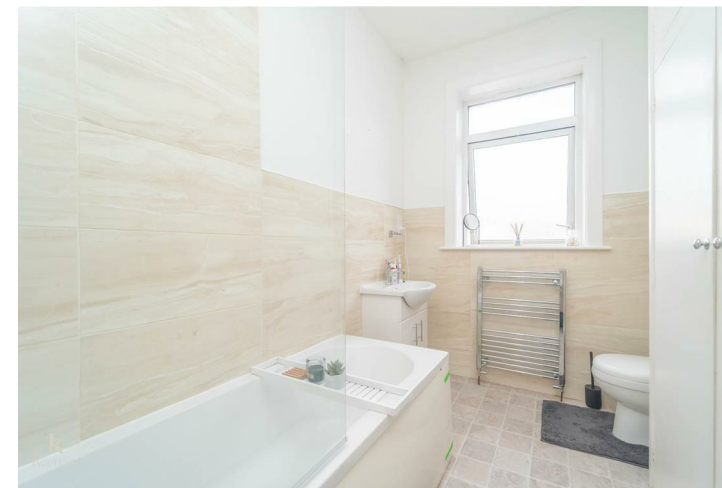
14'7 x 11'2 (4.45m x 3.40m)

### Bedroom Two

14'6 x 7'6 (4.42m x 2.29m )

### Bathroom

8'8 x 6'7 (2.64m x 2.01m)



Tel: 01254389384

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