



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.

Canal Street, Church, BB5 4JU

£99,950

A FANTASTIC TWO BEDROOM MID-TERRACED PROPERTY IN CHURCH

Nestled in the charming area of Canal Street, Church, Accrington, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers. The property has been meticulously maintained, ensuring that it is turn-key ready for its new owners.

As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for creating a comfortable home. The layout is practical and well thought out, making the most of the available space. Each bedroom offers a peaceful retreat, ideal for rest and relaxation after a long day.

The location in Church is particularly appealing, providing a sense of community while still being conveniently close to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an ideal setting for those looking to settle down.

This property is not just a house; it is a place where memories can be made. With its excellent condition and prime location, it is perfect for anyone looking to take their first step onto the property ladder. Do not miss the chance to view this lovely home, as it is sure to attract considerable interest.

Canal Street, Church, BB5 4JU

£99,950



- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Three Piece Shower Room
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'10 x 3'1 (1.17m x 0.94m)

Hallway

8'7 x 3'1 (2.62m x 0.94m)

Reception Room

12'5 x 11' (3.78m x 3.35m)

Kitchen

14'5 x 13'2 (4.39m x 4.01m)

First Floor

Landing

7' x 6' (2.13m x 1.83m)

Bedroom One

14'4 x 12'7 (4.37m x 3.84m)

Bedroom Two

13'5 x 8'8 (4.09m x 2.64m)

Bathroom

7' x 6' (2.13m x 1.83m)



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