



## Limefield Street, Accrington, BB5 2AF

### Offers Over £140,000

#### ENVIABLE THREE BEDROOM MID TERRACE PROPERTY

Located on Limefield Street in the charming town of Accrington, this delightful three-bedroom mid-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The heart of the home is undoubtedly the modern kitchen, which has been recently renovated to a high standard, offering a stylish and functional space for culinary enthusiasts. The spacious bedrooms provide ample room for comfort and privacy, making this home ideal for family living.

Completing the property is a well-appointed family bathroom, ensuring convenience for all residents. One of the standout features of this home is the large, lovely rear yard, which offers a wonderful outdoor space for children to play or for hosting summer gatherings.

Situated in a great location, this property is conveniently close to the town centre, providing easy access to local amenities, shops, and transport links. This home combines modern living with a welcoming atmosphere, making it a must-see for anyone looking to settle in Accrington. Don't miss the chance to make this lovely house your new home.

| 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>                            | 64                      | 73        |
| (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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 3  1  2  D

- Tenure Leasehold
  - On Street Parking
  - Ample Indoor And Outdoor Space
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Two Spacious Reception Rooms
  - Ideal First Time Buy Or Home For A Small Family
- EPC Rating D
  - Modern Kitchen
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Hardwood double glazed door to vestibule.

#### Vestibule

4'7 x 3'5 (1.40m x 1.04m)  
Coving and door to hall.

#### Hall

10'10 x 3'5 (3.30m x 1.04m)  
Central heating radiator, doors to two reception rooms and stairs to first floor.

#### Reception Room One

12'8 x 10'6 (3.86m x 3.20m)  
UPVC double glazed window, central heating radiator, gas fire with decorative surround.

#### Reception Room Two

14'6 x 14'5 (4.42m x 4.39m)  
UPVC double glazed window, central heating radiator, coving, gas fire with decorative surround, television point, under stairs storage and door to kitchen.

#### Kitchen

12'8 x 7'6 (3.86m x 2.29m)  
UPVC frosted window, UPVC frosted door to rear, gloss wall and base units, laminate work top, integrated oven, four ring electric hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, spotlights and tiled effect flooring.

### First Floor

#### Landing

12'4 x 6'10 (3.76m x 2.08m)  
Loft hatch, smoke alarm, central heating radiator, doors to three bedrooms and bathroom.

#### Bedroom One

14'5 x 11' (4.39m x 3.35m)  
UPVC double glazed window, central heating radiator and storage.

#### Bedroom Two

10'5 x 7'5 (3.18m x 2.26m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three/Office

8'3 x 8'2 (2.51m x 2.49m)  
Velux window and central heating radiator.

#### Bathroom

7'3 x 7' (2.21m x 2.13m)  
UPVC frosted window, central heating towel rail, low flush WC, pedestal wash basin, panel bath, overhead direct feed shower, storage, tiled elevation and tiled effect flooring.

### External

#### Rear

Enclosed paved yard, gravel bedding area, outbuilding, stone steps leading down to gate to shared access road.

#### Front

Enclosed stone chip courtyard with paving to front entrance door.



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