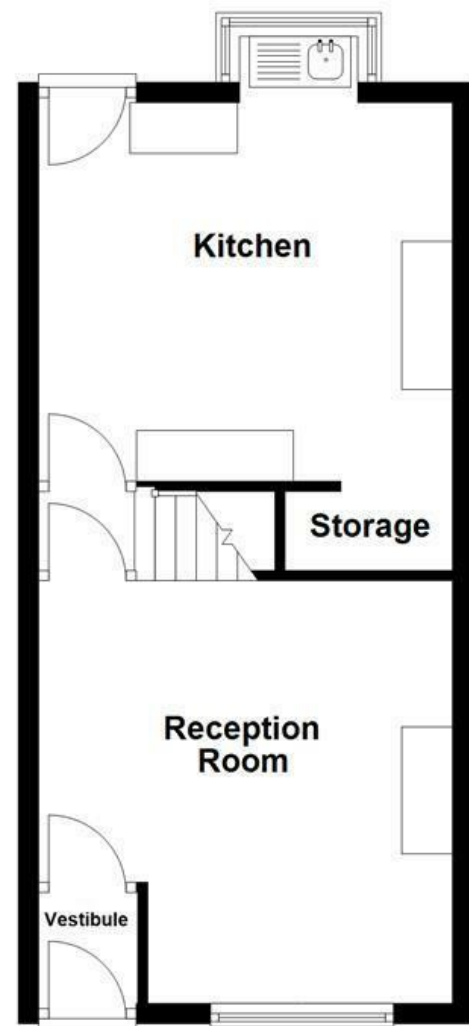
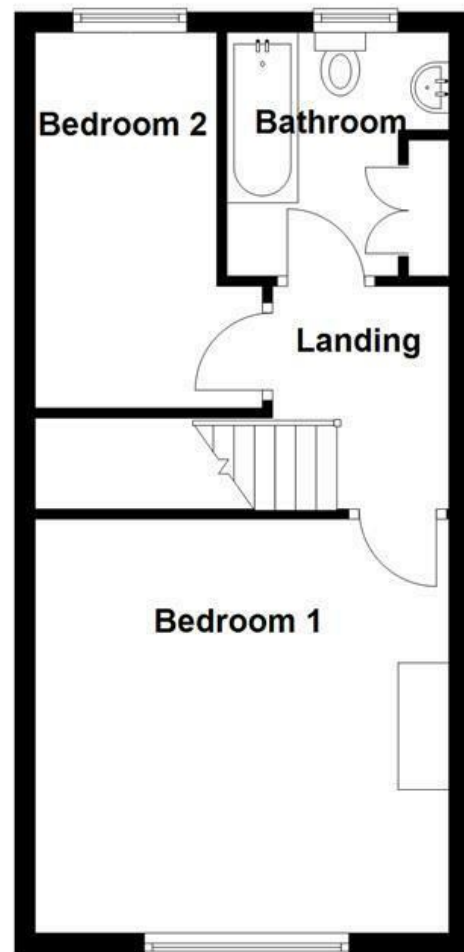


Ground Floor



First Floor



## Hope Street, Accrington, BB5 0PL

### £69,950

SPACIOUS MID TERRACED PROPERTY CLOSE TO LOCAL AMENITIES

Situated on Hope Street in Accrington, this mid terraced house presents an excellent opportunity for first-time buyers or anyone seeking an investment opportunity. The property boasts a spacious layout, providing ample room for both relaxation and entertaining.

One of the standout features of this residence is its prime location, which places you within easy reach of local amenities. Whether you require shops, schools, or recreational facilities, everything you need is just a short stroll away, making daily life both convenient and enjoyable.

As you step inside, you will appreciate the generous living spaces that this home offers. The well-proportioned rooms are filled with natural light, creating a warm and inviting atmosphere.

With its ideal combination of space, location, and potential, this terraced home on Hope Street is a fantastic choice for those looking to embark on their journey into homeownership. Do not miss the chance to view this lovely property and envision the possibilities it holds for you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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.



# Hope Street, Accrington, BB5 0PL

## £69,950

 **2**  **1**  **1**  **D**

- Tenure Leasehold
  - On Street Parking
  - Abundance Of Sp-ace
  - Easy Access To Major Commuter Routes
- Council Tax Band A
  - Mid Terraced Property
  - Ideal Investment Opportunity
- EPC Rating D
  - Two Generously Sized Bedrooms
  - Close Proximity To local Amenities

### Ground Floor

#### Entrance

Hard wood door to vestibule.

#### Vestibule

3'7 x 3'2 (1.09m x 0.97m)

Door to reception room.

#### Reception Room

13'8 x 13'5 (4.17m x 4.09m)

UPVC double glazed window, coving, radiant fire with decorative surround and door to kitchen.

#### Kitchen

13'4 x 8'10 (4.06m x 2.69m)

UPVC double glazed box bay window, central heating radiator, panel wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for freestanding oven, space for fridge freezer, space for washing machine, part tiled elevation, open access to under stairs storage, wood effect vinyl flooring and hard wood door to rear.

### First Floor

#### Landing

8'4 x 6'10 (2.54m x 2.08m)

Central heating radiator, doors to two bedrooms and bathroom.

#### Bedroom One

13'8 x 13'4 (4.17m x 4.06m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

11'11 x 7'9 (3.63m x 2.36m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'7 x 5'8 (2.01m x 1.73m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation, storage cupboard and vinyl flooring.

### External

#### Rear

Elevated paved yard with bedding area and gate to shared access road.

#### Front

Steps leading to an elevated courtyard with bedding area and two mature trees.

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