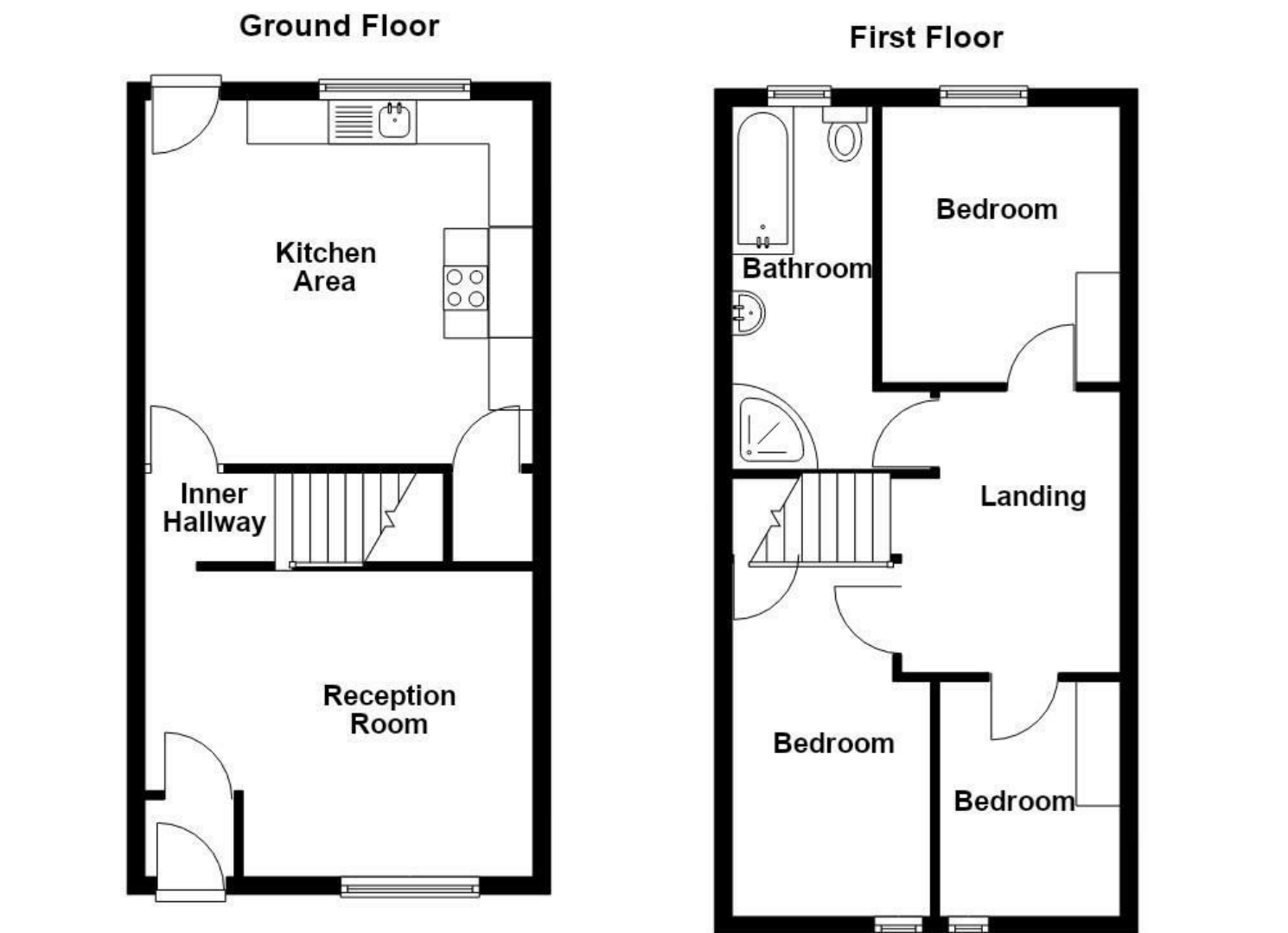




Edleston Street, Accrington, BB5 OHG

£65,000

THREE BEDROOM MID TERRACED PROPERTY NOT TO BE MISSED

Nestled on Edleston Street in the town of Accrington, this delightful mid-terrace house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The spacious reception room is perfect for relaxation and entertaining, while the fitted kitchen and dining area provide a practical and inviting space for family meals and gatherings.

The three-piece bathroom suite adds to the convenience of this home, ensuring that all essential amenities are readily available. One of the standout features of this property is the enclosed rear yard, which offers a generous outdoor space for gardening, play, or simply enjoying the fresh air.

This house is bursting with potential, allowing you to put your personal touch on it and truly make it your own. With its ideal location and spacious layout, this property is a fantastic canvas for creating a warm and welcoming home. Don't miss the chance to explore the possibilities that await you in this lovely Accrington residence.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Council Tax Band - A
 - On Street Parking
 - Fantastic Motorway Links
 - Ample Yard Space To The Rear
- Tenure - Leasehold
 - Perfect Investment Opportunity
 - Excellent Access To Local Amenities
- EPC Rating - TBC
 - Popular Accrington Location
 - Wonderful Three Bedroom Mid-Terraced Property

Ground Floor

Entrance Vestibule

3'4 x 2'11 (1.02m x 0.89m)

Reception Room

11'5 x 14'6 (3.48m x 4.42m)

Inner Hallway

3'4 x 11'2 (1.02m x 3.40m)

Kitchen

13'7 x 14'6 (4.14m x 4.42m)

First Floor

Landing

10'6 x 8'2 (3.20m x 2.49m)

Bedroom One

10'4 x 8'11 (3.15m x 2.72m)

Bedroom Two

13'2 x 7'5 (4.01m x 2.26m)

Bedroom Three

8'8 x 6'3 (2.64m x 1.91m)

Bathroom

13'9 x 5'3 (4.19m x 1.60m)

External

Rear

Enclosed rear yard space.



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