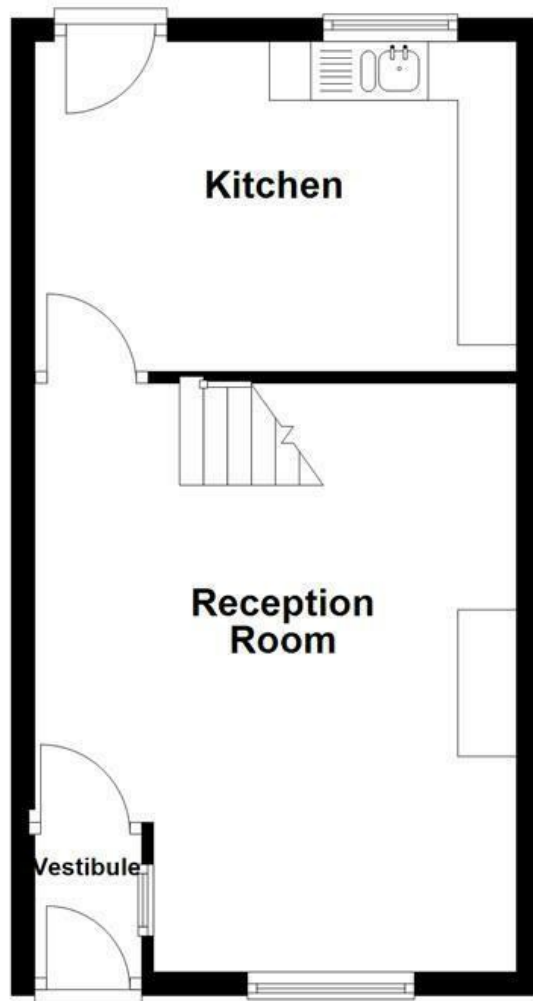
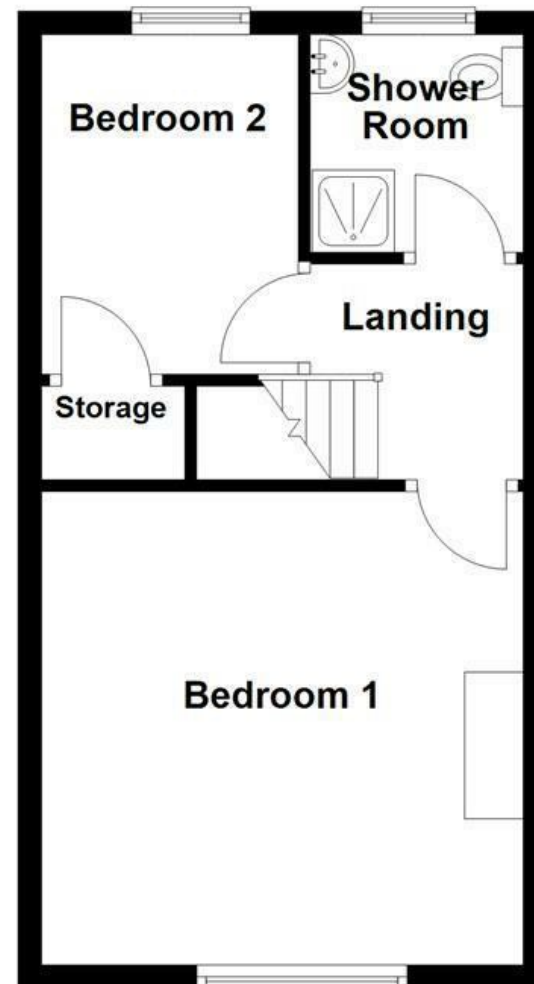


Ground Floor



First Floor



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.

## Stanley Street, Accrington, BB5 6PQ

### £80,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Welcome to this fantastic mid-terrace house located on Stanley Street in the heart of Accrington. This delightful property offers a spacious living environment, perfect for both first-time buyers and savvy investors alike.

As you enter, you will be greeted by a large living space that seamlessly flows into a well-appointed kitchen and dining area, creating an inviting atmosphere for family gatherings and entertaining guests. The layout is designed to maximise space and light, ensuring a warm and welcoming home.

The first floor boasts two generously sized bedrooms, providing ample room for relaxation and personalisation. The shower room is conveniently located, offering modern amenities for your daily needs.

One of the standout features of this property is the expansive rear garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply unwinding in a private setting.

Situated in a great town location, this home is close to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community.



# Stanley Street, Accrington, BB5 6PQ

## £80,000



- Tenure Leasehold
- Two Generously Sized Bedrooms
- Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band A
- Ideal First Time Buy Or Investment Opportunity
- Abundance Of Indoor Space
- EPC Rating TBC
- Ample Rear Yard/Garden Space
- Easy Access To Major Network Links

### Ground Floor

#### Entrance

Hardwood door to vestibule.

#### Vestibule

3'10 x 3' (1.17m x 0.91m)

Hardwood single glazed window, dado rail and door to reception room.

#### Reception Room

16'5 x 13'6 (5.00m x 4.11m)

UPVC double glazed window, central heating radiator, dado rail, gas fire with stone surround and wooden mantle, meter cupboard, stairs to first floor and door to kitchen.

#### Kitchen

13' x 9'3 (3.96m x 2.82m)

UPVC double glazed window, central heating radiator, wall and base units, granite effect laminate work top, composite one and a half sink and drainer with mixer tap, space for freestanding oven, plumbed for washing machine, space for fridge freezer, access to an Alpha boiler, tiled splash back, part wood panel elevation, wood effect flooring and hardwood door to rear.

### First Floor

#### Landing

8'9 x 5'5 (2.67m x 1.65m)

Smoke alarm, doors to two bedrooms and shower room.

#### Bedroom One

13'4 x 13'3 (4.06m x 4.04m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Two

9'2 x 7'2 (2.79m x 2.18m)

UPVC double glazed window, central heating radiator and storage.

#### Shower Room

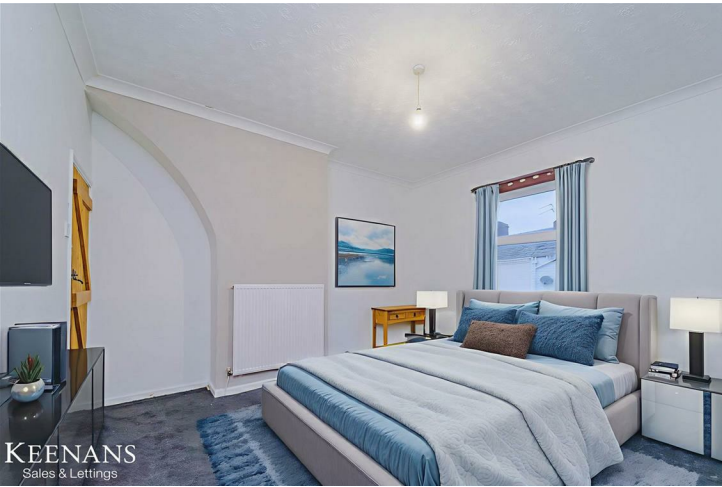
6'9 x 5'11 (2.06m x 1.80m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin, enclosed direct feed shower, part tiled elevation and wood effect flooring.

### External

#### Rear

Enclosed paved yard, stone chipped bedding areas with shrubs and gate to shared access road.



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