



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(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.

Avenue Parade, Accrington, BB5 6QB

£115,000

TWO BEDROOM TERRACE IN ACCRINGTON

Located in the charming area of Avenue Parade, Accrington, this delightful terraced house presents an excellent opportunity for couples seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining guests. The well-equipped kitchen is perfect for those who enjoy cooking and provides a functional area for meal preparation.

The house features two cosy bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. Additionally, the property boasts a rear garage, which is large enough to accommodate a vehicle, adding to the convenience of urban living.

This terraced house is ideally suited for a couple looking to embark on their journey together, offering a warm and welcoming environment to create lasting memories. With its prime location

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- Mid Terraced Property
- Fitted Kitchen
- Garage Parking
- EPC Rating: F
- Two Bedrooms
- Three Piece Shower Room
- Tenure: TBC
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Vestibule

4'6 x 3'2 (1.37m x 0.97m)

UPVC double glazed frosted entrance door, coving, tile effect flooring and door to hall.

Hall

11'1 x 3'2 (3.38m x 0.97m)

Central heating radiator, coving, stairs to first floor and doors to two reception rooms.

Reception Room One

12'2 x 11'8 (3.71m x 3.56m)

UPVC double glazed window, central heating radiator, coving and two feature wall lights.

Reception Room Two

15'6 x 13'3 (4.72m x 4.04m)

UPVC double glazed window, two central heating radiators, two feature wall lights, radiant gas fire, under stairs storage and door to kitchen.

Kitchen

8'3 x 8'1 (2.51m x 2.46m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, integrated oven, five burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, part tiled elevations, wood effect flooring and UPVC door to rear.

First Floor

Landing

8'3 x 5'8 (2.51m x 1.73m)

Doors to two bedrooms and shower room.

Bedroom One

15'5 x 12'2 (4.70m x 3.71m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

13'4 x 6'8 (4.06m x 2.03m)

UPVC double glazed window, central heating radiator and fitted storage.

Shower Room

10'5 x 7'1 (3.18m x 2.16m)

UPVC double glazed window, low flush WC, pedestal wash basin with traditional taps, electric feed shower in enclosure, storage, PVC tile effect elevations and tile effect flooring.

External

Front

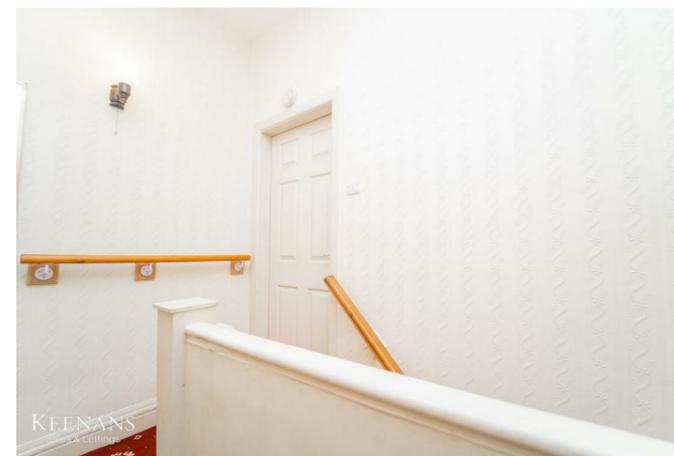
Courtyard with paving and bedding areas.

Rear

Artificial lawn, paving, access to garage and gated access to rear.

Garage

16'3 x 9'11 (4.95m x 3.02m)



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