



35 Spencer Street, Accrington

£109,950 Leasehold

TWO BEDROOM MID TERRACED PROPERTY INVITING OFFERS. Welcoming you with its garden-fronted façade, this property boasts a comfortable layout, featuring two inviting reception rooms that offer ample space for relaxation and entertainment. The well-equipped kitchen, complete with generous storage options. Ascend the stairs to discover two generously sized bedrooms. The three-piece bathroom suite in white comprises of bath, basin and wc.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Porch

Carpet flooring, uPVC front door.

Lounge

Carpet flooring, ceiling coving, gas fire with stone heart and surround, stairs to first floor, double glazed uPVC window, panel radiator.

Dining Room

Carpet flooring, ceiling coving, double glazed uPVC window, double doors leading into kitchen, panel radiator.

Kitchen

Tiled flooring with under floor heating, fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, x4 ring gas hob, electric oven, plumbed for washing machine, tiled splash backs, space for fridge freezer, double glazed uPVC window and door leading to the rear.

Landing

Carpet flooring, loft access.

Bedroom 1

Laminate flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bedroom 2

Laminate flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bathroom

Tiled laminate flooring, three piece in white comprising of basin, mains fed shower over bath, wc, tiled splash backs, frosted double glazed uPVC window, towel radiator.





Approximate total area⁽¹⁾

825.71 ft²

Reduced headroom

225.93 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0



Floor 1