



Edleston Street
Accrington | BB5 0HG

DUCKWORTHS
...sharing our experience

01254 234242 | 01254 883030
www.duckworthsstateagents.co.uk



Edleston Street
Accrington | BB5 0HG

Church & Accrington Station 0.5 miles
ASDA Accrington Superstore 1.0 mile

Offers in Excess of £55,000

CHAIN FREE. Being offered to the market is this well presented 2 bedroom terrace property which presents a good opportunity to first time buyers & buy to let investors. This property is ready to move into straight away and boasts modern fitted kitchen & bathroom suites. Benefitting from gas fired central heating the accommodation comprises: hallway, lounge, dining room, fitted kitchen suite, 2 good sized bedrooms & a 3 piece bathroom suite. Externally lays a good sized yard. The property is currently rented out at £5,876.00pa. We Contact us now for further information.

Entrance

Upon entrance to the property there is a wooden entrance door, this gives access to the inner hallway.

Inner Hallway

Laminate flooring, central heated radiator, lighting, power points and coving to the ceiling.

Reception Room 1

14' 1" x 13' 6" (4.29m x 4.11m)

uPVC double glazed windows to the front elevations, central heated radiator, laminate wood flooring, lighting, power points, coving to the ceiling and a mounted gas fireplace.

Reception Room 2

11' 8" x 10' 7" (3.55m x 3.22m)

uPVC double glazed window to the rear elevations, laminate wood flooring, central heated radiator, lighting, power points, coving to the ceiling, mounted electric fireplace and under stairs storage.

Kitchen

8' 11" x 4' 11" (2.72m x 1.50m)

Fitted kitchen units, integrated cupboards, drawers and shelves, housing for a washing machine, single sink basin, tiled walls, uPVC double glazed windows to rear elevations, lighting and a mounted gas heater.

Externally

To the rear is a flagged yard.

Staircase & First Floor Accommodation

Staircase to the first floor accommodation has been carpeted and this provides access to an L-shaped landing. The landing has carpet flooring, lighting and power points.

Master Bedroom

14' 1" x 11' 9" (4.29m x 3.58m)

uPVC double glazed window to the front elevations, central heated radiator, carpet flooring, lighting and power points.

Bedroom 2

9' 9" x 7' 6" (2.97m x 2.28m)

uPVC double glazed window to the rear elevations, central heated radiator, carpet flooring, lighting and power points.

Bathroom

Low level W.C, bathtub, pedestal sink basin, tiled walls, central heated radiator, laminate flooring and lighting.

IMPORTANT: Viewing – By appointment with the agents.
Market Appraisal – If you are thinking of selling your existing home Duckworths would be pleased to provide a market appraisal of it, completely without obligation.
Fixture & Fittings – All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. The condition of the heating system and/or other appliances are not known.
Photographs – Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.
C962



Energy Performance Certificate		HM Government	
<p>ED: 10/10/2018 10:00 AM, ACCREDITED: 10/10/2018 10:00 AM Building Name: Edleston Street, Accrington Date of assessment: 27 August 2018 Date of completion: 27 August 2018 Assessor Name: Duckworths Estate Agents</p>		<p>Minimum Standard: EPC Rating: E Maximum Standard: EPC Rating: E Total Score: 44/100</p>	
<p>Current Energy Rating: E (44/100)</p>		<p>Current Greenhouse Gas Rating: E (44/100)</p>	
<p>Current 3 years guaranteed score: E (44/100)</p>			
Estimated energy costs of this home		Potential future savings	
Lighting	Class: D (100 kWh/year)	Potential class: E (100 kWh/year)	Save: £0.00
Heating	Class: E (100 kWh/year)	Potential class: E (100 kWh/year)	Save: £0.00
Hot Water	Class: E (100 kWh/year)	Potential class: E (100 kWh/year)	Save: £0.00
<p>Total: E (44/100)</p>		<p>Total: E (44/100)</p>	
<p>Energy Performance Certificate (EPC) provides information on the energy efficiency of a building and the potential for energy savings. It is a legal requirement for all buildings that are rented out or sold.</p>			
<p>The EPC rating shows the current energy efficiency of your property. The higher the rating the more energy efficient your property is. The EPC rating is based on the energy efficiency of the building and the potential for energy savings. It is a legal requirement for all buildings that are rented out or sold.</p>			
Energy Performance Certificate (EPC) details		Energy Performance Certificate (EPC) details	
1. Energy Performance Certificate (EPC) details	2. Energy Performance Certificate (EPC) details	3. Energy Performance Certificate (EPC) details	4. Energy Performance Certificate (EPC) details
1. Energy Performance Certificate (EPC) details	2. Energy Performance Certificate (EPC) details	3. Energy Performance Certificate (EPC) details	4. Energy Performance Certificate (EPC) details
1. Energy Performance Certificate (EPC) details	2. Energy Performance Certificate (EPC) details	3. Energy Performance Certificate (EPC) details	4. Energy Performance Certificate (EPC) details
1. Energy Performance Certificate (EPC) details	2. Energy Performance Certificate (EPC) details	3. Energy Performance Certificate (EPC) details	4. Energy Performance Certificate (EPC) details

Council Tax Band: A
Tenure: Leasehold

7 St James Street
Accrington, Lancashire
BB5 1NE
01254 234 242
email info@duckworthsea.co.uk

67-69 High Street
Rishton, Lancashire
BB1 4LD
01254 883030
email info@duckworthsea.co.uk