

# curtis law

## ESTATE AGENTS



### Owen Street, Accrington

\*\*\* IDEAL INVESTMENT OPPORTUNITY - TWO BEDROOM END - TERRACED HOME IN ACCRINGTON \*\*\*

Curtis Law Estate Agents are thrilled to welcome this outstanding two bedroom end-terraced home set within a sought after area in Accrington. Deceptively spacious throughout and brimming with potential, this property boasts two large reception rooms, a kitchen, two good sized bedrooms and a spacious bathroom suite. Complete with an lovely, enclosed yard and detached garage to the rear, this home offers an excellent investment opportunity for those expanding their portfolio.

Conveniently located, this property boasts a range of local amenities on its doorstep, including shops, supermarkets, cafes, and schools. Commuters will appreciate the excellent network links providing easy transport to Accrington Town Centre, Blackburn, Burnley, and beyond.

Don't miss out on this opportunity! Contact our sales team today to arrange a viewing.

- End - Terraced Home
- Two Reception Rooms
- Fantastic Investment Or First Time Buy
- Two Good Sized Bedrooms
- Rear Detached Garage
- Council Tax Band A
- Deceptively Spacious
- Close To Local Amenities
- Freehold

**Offers over £80,000**



# Owen Street, Accrington

## Ground Floor

### Entrance Vestibule

3'2" x 2'11" (0.98m x 0.91m)

UPVC partially double glazed door to entrance vestibule, coving to ceiling, hardwood single glazed frosted door to hallway, carpeted flooring.

### Hallway

11'11" x 3'0" (3.65m x 0.92m)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to two reception rooms, stairs to first floor, carpeted flooring.

### Reception Room One

13'0" x 12'0" (3.97m x 3.66m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, feature gas fireplace with marble hearth and wood surround, carpeted flooring.

### Reception Room Two

17'6" x 13'2" (5.35m x 4.02m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, feature gas fireplace, television point, door to kitchen and under stair storage (with lighting), carpeted flooring.

### Kitchen

11'3" x 7'6" (3.45m x 2.31m)

UPVC double glazed bay window, hardwood door to rear yard, inset stainless steel sink and drainer, freestanding oven with four ring gas hob, space for fridge freezer, plumbing for washing machine, double doors to built in pantry, ceiling light fitting, tiled effect flooring.

## First Floor

### Landing

8'11" x 5'6" (2.73m x 1.68m)

Ceiling light fitting, smoke alarm, loft access via hatch, doors to two bedrooms and a three piece bathroom suite, carpeted flooring.

### Bedroom One

16'0" x 12'0" (4.89m x 3.68m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.



## Bedroom Two

13'2" x 7'10" (4.03m x 2.40m)

UPVC double glazed window, ceiling light fitting, central heating radiator, double doors to spacious built-in wardrobe, carpeted flooring.

## Bathroom

10'1" x 7'9" (3.08m x 2.37m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin with part tiled splashbacks, panel bath with part tiled splashbacks, ceiling light fitting, central heating radiator, airing cupboard housing 'Worcester' combi boiler, carpeted flooring.

## External

### Front

Garden fronted with gate, on street parking.

### Rear

Enclosed yard with access to detached garage, gated access to the side alleyway.

### Garage

Detached garage to rear.

## Agents Notes

Tenure: Freehold

Council Tax Band: A - Hyndburn

Property Type: End- terrace

Property Construction: Stone built with Marley tiled roof

Water Supply: United Utilities

Electricity Supply: OVO Energy

Gas Supply: OVO Energy

Sewerage: United Utilities

Heating: Gas central heating

Broadband: Fibre

Mobile Signal: Good

Parking: Front on street parking & garage to the rear

Building Safety: No

Rights & Restrictions: None

Flood & Erosion Risks: No

Planning Permissions & Development Proposals: No

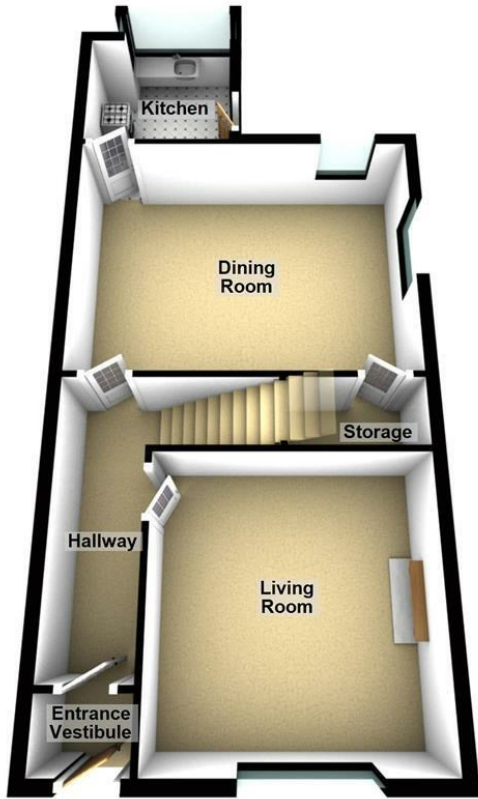
Property Accessibility & Adaptions: Good

Coalfield & Mining Area: Unknown

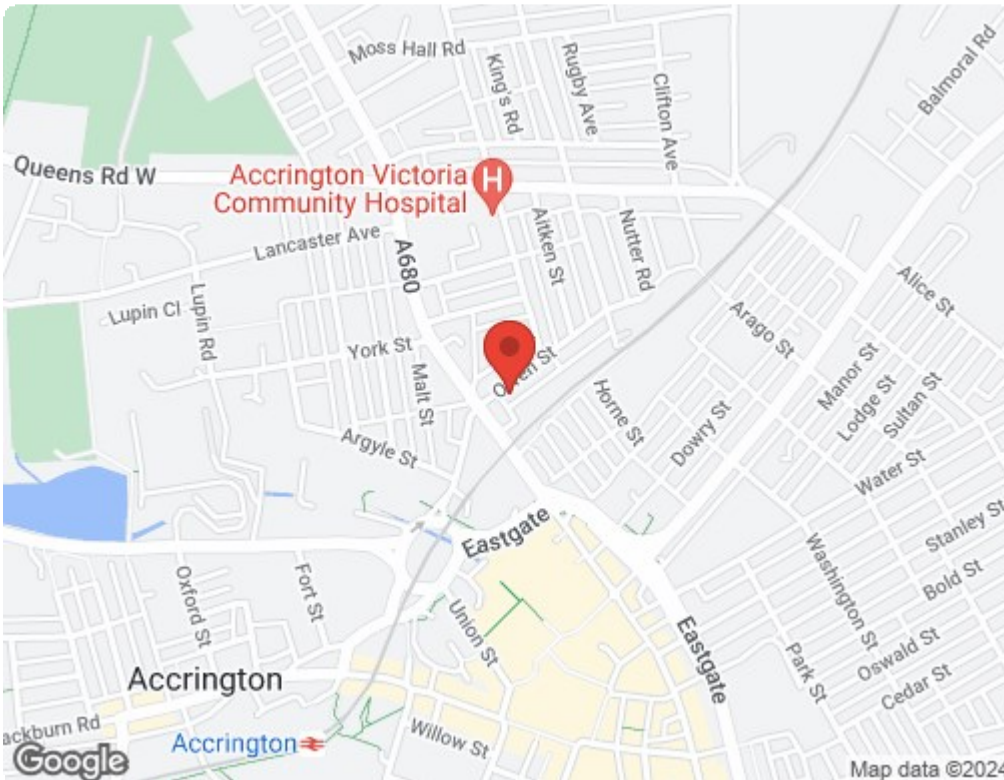
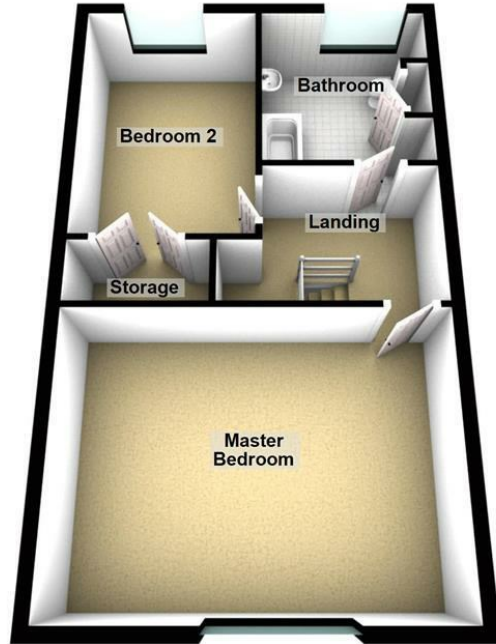




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC