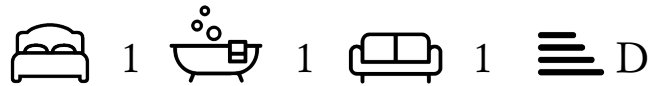




## 12 Cambridge Street

Accrington, Lancashire, BB5 6QY

£69,950



Superb Investment Opportunity!! One Bedroom Ground Floor Accommodation comprising: Entrance, Lounge, Dining Kitchen, Master Bedroom and Bathroom. Warmed by gas Central Heating and uPVC Double Glazing. Shared Enclosed Rear Yard. To Be Sold with Tenant in Situ.



Entrance  
Entrance Vestibule

Lounge 15'19 x 13'30 (4.57m x 3.96m)  
UPVC Double Glazed Window and Central Heating Radiator.

Dining Kitchen 10'73 x 8'55 (3.05m x 2.44m)  
UPVC Double Glazed Window and Central Heating Radiator.  
Fitted Wall and Base Units with Work Surfaces and Tile Surrounds. Inset Sink. Gas Hob and Electric Oven.

Bedroom 11'33 x 12'09 (3.35m x 3.89m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom  
UPVC Double Glazed Window and Central Heating Radiator.  
Three Piece Suite comprising of Panelled Bath, Wash Basin and WC.

External  
Shared Enclosed Rear Yard

Disclaimer 1  
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2  
All fixtures and fittings in the property are excluded unless otherwise stated.

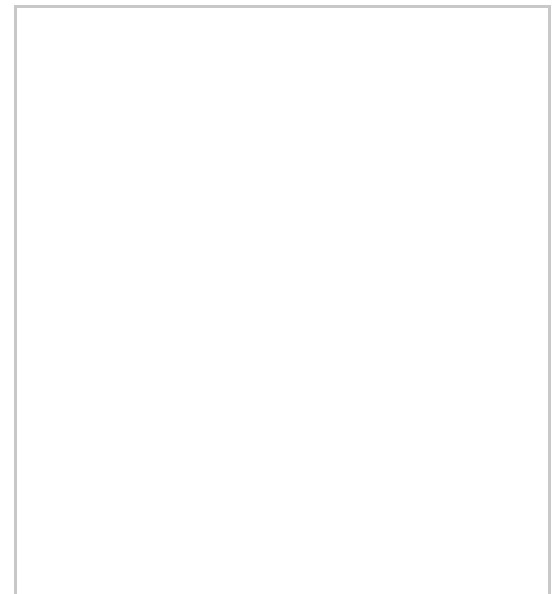
Disclaimer 3  
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

Can we help..  
**THINKING OF SELLING?** For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

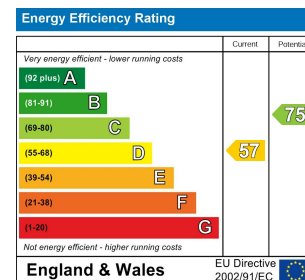
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

6 Blackburn Road, Accrington, Lancashire, BB5 1HD  
Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com