



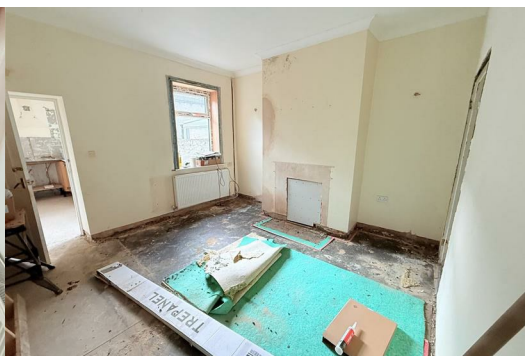
## 26 Sultan Street

, Accrington, BB5 6EN

Offers Over £85,000



A Two Bedroom Partially Refurbished Property ideally located close to Peel Park, The Coppice, Schools and bus routes. The property has benefited from being partially refurbished and requires completing. The property has New Central Heating, New UPVC Double Glazing, New Bathroom, First Fix Electrics and Re-plastered Bedrooms and Bathroom. New Internal doors and skirting boards upstairs and supplied for the ground floor. Once works are complete this will make a great investment or First Time BUyer home. No chain with the property and we are expecting early interest. Further information on request.



Entrance into Lounge  
uPVC Main entrance door.

Lounge 12'21 x 13'08 (3.66m x 4.17m)  
uPVC Double glazed window and central heating radiator.

Dining Room 13'16 x 12'56 (3.96m x 3.66m)  
uPVC Double glazed window and central heating radiator.

Kitchen 11'12 x 5'57 (3.35m x 1.52m)  
uPVC Double glazed window and central heating radiator.  
Kitchen units and sink unit.

First Floor

Landing

Bedroom One 12'36 x 13'0 (3.66m x 3.96m)  
uPVC Double glazed window and central heating radiator.

Bedroom Two 12'61 x 6'12 (3.66m x 1.83m)  
uPVC Double glazed window and central heating radiator.

Bathroom  
Partially tiled walls. uPVC Double glazed window and ladder style radiator. Three Piece New suite including, SHower shaped Bath with screen and shower mixer tap, Wash basin and W.C.  
New central heating radiator.

External  
Enclosed rear yard area.

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.

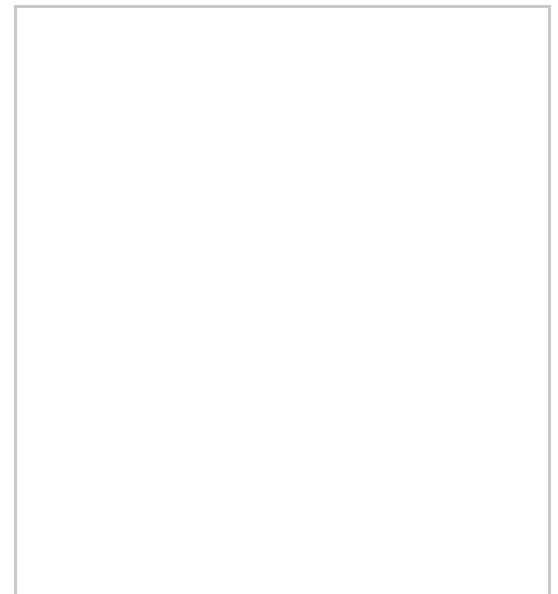
Disclaimer 3  
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THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

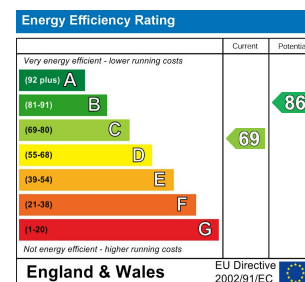
## Area Map



## 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.

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