



## 20 Edleston Street

, Accrington, BB5 0HG

£78,500



A well-presented and tidy two-bedroom mid-terrace house, currently tenanted with the landlord seeking to sell to an investor with the tenant in situ. Accommodation comprises: Entrance vestibule, Comfortable lounge, Spacious dining kitchen and Conservatory to the rear. Two good-sized bedrooms and Three-piece bathroom. The property is warmed by gas central heating and benefits from uPVC double glazing. Ideally located close to local amenities, schools, and bus routes, this is a straightforward investment opportunity with an existing tenant in place. Further details available on request.





Entrance  
Vestibule. UPVC Main Front Door.

Lounge 12'26 x 13'32 (3.66m x 3.96m)  
UPVC Double Glazed Window and Central Heating Radiator.

Dining Kitchen 13'16 x 9'32 (3.96m x 2.74m)  
UPVC Double Glazed Window and Central Heating Radiator.  
Fitted Wall and Base units with worksurfaces and tiled surrounds. Inset Sink.

Conservatory 9'81 x 5'96 (2.74m x 1.52m)  
UPVC Double Glazed Window and Central Heating Radiator.  
laminate Floor.

First Floor  
landing.

Bedroom One 14'48 x 13'30 (4.27m x 3.96m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 6'29 x 12'75 (1.83m x 3.66m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom  
UPVC Double Glazed Window and Central Heating Radiator.  
Three piece Bathroom comprising of Panelled Bath with Mixer  
Shower Wash Basin and WC.

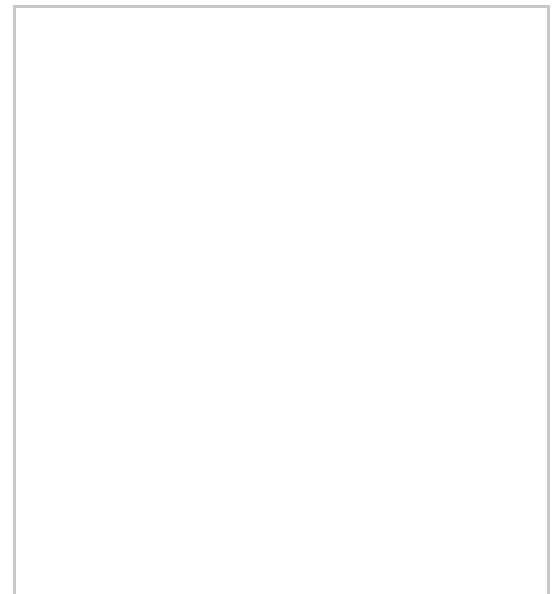
External  
Enclosed Rear Yard

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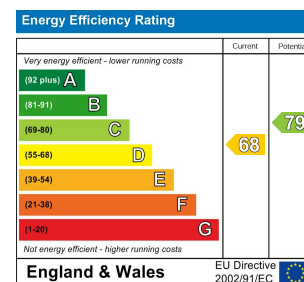
## Area Map



## Floor Plans



## Energy Efficiency Graph



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