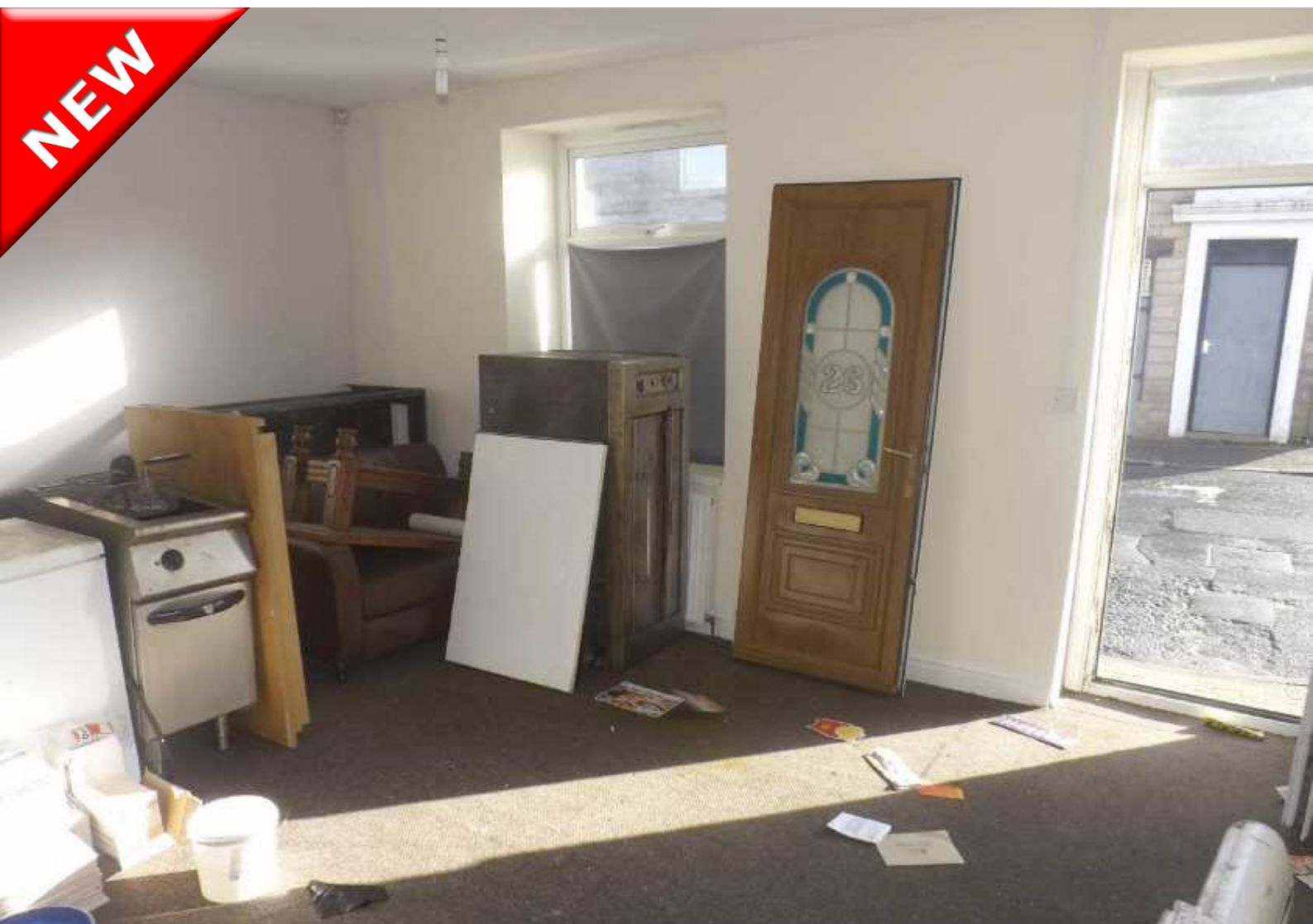


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6 Blackburn Road, Accrington, Lancashire, BB5 1HD T 01254 387001 F



2 Cross Street, Accrington

Asking price £65,000

An Ideal Investment Opportunity, this would be a Great HMO Project. The Deceptively Spacious Property offering living accommodation over 3 floors. Situated in Accrington Town Centre. The layout comprises: Lounge, Sitting Room, Staircase to the Ground Floor, Kitchen and Utility Area. Staircase to the 2nd floor, Three Bedrooms and 3pce Bathroom. No Chain Delay.



2 Cross Street, Accrington

Lounge 12'85 x 16'56 (5.82m x 6.30m)

Upvc Double Glazed Window and Central Heating Radiator.

Dining Room 13'57 x 16'32 (5.41m x 5.69m)

Upvc Double Glazed Window and Central Heating Radiator.

Rear Hall

Stairs down to the Kitchen and Ground Floor. Upvc Door to Rear. Staircase to the 2nd Floor.

Ground Floor Kitchen 16'80 x 16'4 (6.91m x 4.98m)

Upvc Double Glazed Window. Kitchen Units.

Utility 16'31 x 8'79 (5.66m x 4.45m)

2nd Floor

Bedroom One 13'75 x 12'57 (5.87m x 5.11m)

Upvc Double Glazed Window and Central Heating Radiator.

Bedroom Two 8'04 x 9'11 (2.54m x 3.02m)

Upvc Double Glazed Window and Central Heating Radiator.

Bedroom Three 11'91 x 7'96 (5.66m x 4.57m)

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 Yard.

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

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

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

THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001. All viewings are carried out under Government guidelines. Please wait in your car until instructed it is safe to enter the property, only 1 person per viewing, please wear gloves, masks and use hand sanitiser were possible.

