

72 Wellington Street, Accrington, BB5 2NL

Offers over £110,000

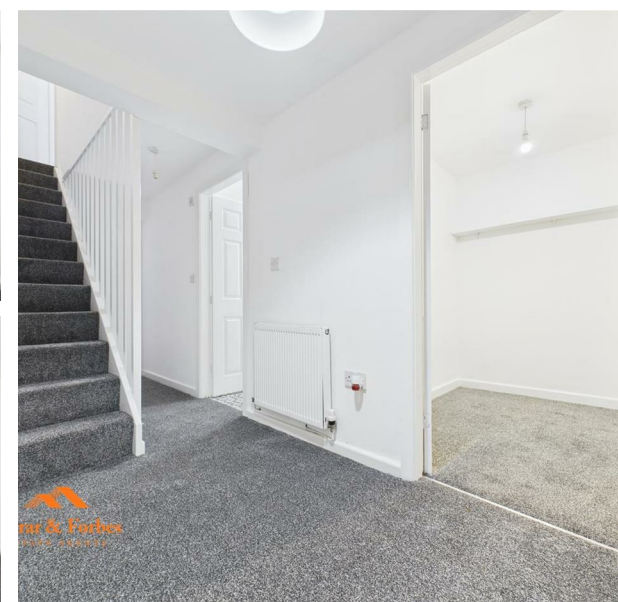
Council Tax Band:



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Outstanding Investment Opportunity – Two One-Bedroom Apartments Near Accrington Town Centre

An exceptional investment opportunity located just a short walk from Accrington Town Centre. This well-presented mid-terrace property has been thoughtfully converted into two self-contained one-bedroom apartments, offering strong rental potential and convenience for tenants. Excellent location close to bus routes, supermarkets, and motorway links to Manchester

Ground Floor Apartment (Currently Vacant – Potential Rent £525–£550 PCM)

Upon entering, you're welcomed into a spacious lounge with stylish laminate flooring. To the rear is a modern kitchen/diner featuring matching wall, base, and drawer units with sleek black handles and contrasting work surfaces.

The lower ground floor offers a generously sized double bedroom with fitted wardrobes, a dedicated office/study area, and a three-piece bathroom suite in white, comprising a low-level WC, pedestal wash hand basin, and a bath with overhead shower and splashback panels. Externally, this apartment benefits from access to a shared rear yard.

First Floor Apartment (Tenanted – £425 PCM)

The first floor features a private entrance hall leading to a double bedroom that houses the gas central heating boiler. The three-piece bathroom suite includes a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower and glass screen. The open-plan living room and kitchen create a bright and airy space, with the kitchen arranged in an L-shape and finished with matching units and worktops.

Ideal for investors seeking immediate rental income and strong yields

Potential combined rental income of £950–£975 PCM





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11a Skelton Street
Colne
Lancashire
BB8 9JE
01282 914042
Burnley@farrarandforbes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC