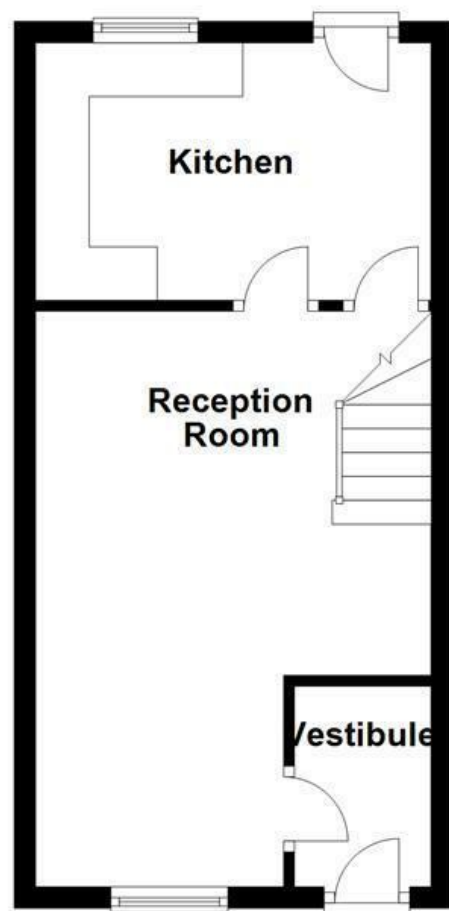
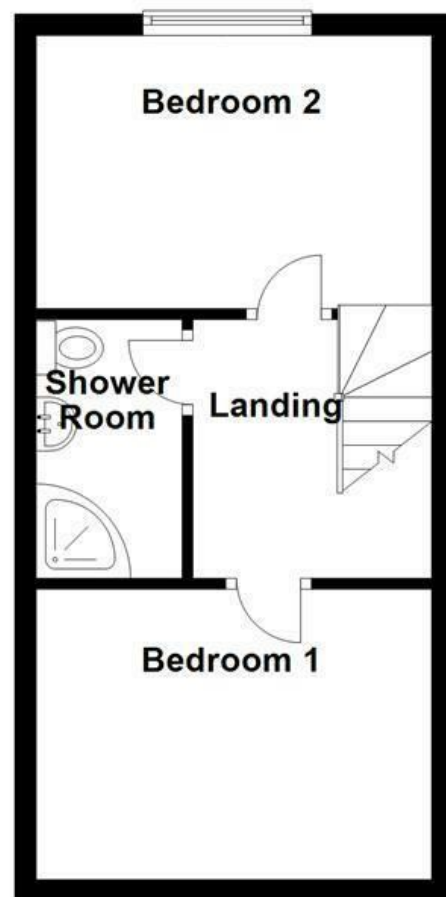


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(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	

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.

## Stanley Street, Accrington, BB5 6PQ

### £85,000

**THE PERFECT INVESTMENT OPPORTUNITY CHAIN FREE**  
 Benefitting from spacious rooms throughout, neutral decoration and two double bedrooms, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Accrington. This property is the perfect investment opportunity for any potential landlord to extend their portfolio! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to a contemporary fitted kitchen diner and staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a three-piece shower room. Externally there is an enclosed, generously sized yard to the rear. For further information or to arrange a viewing please contact our Accrington branch at your earliest convenience.



# Stanley Street, Accrington, BB5 6PQ

£85,000



- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: C
- Two Bedrooms
- Three Piece Shower Room
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

6' x 4'3 (1.83m x 1.30m)

UPVC double glazed front entrance door, central heating radiator, tiled flooring and door to the reception room.

### Reception Room

17'6 x 13' (5.33m x 3.96m)

UPVC double glazed window, central heating radiator, television point, wood effect flooring and door to the kitchen.

### Kitchen

13' x 8'3 (3.96m x 2.51m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with worktops and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, understairs storage, tiled flooring and UPVC double glazed door to the rear.

## First Floor

### Landing

7'11 x 4'3 (2.41m x 1.30m)

Loft access and doors to two bedrooms and shower room.

### Bedroom One

13' x 9'5 (3.96m x 2.87m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

13' x 7'10 (3.96m x 2.39m)

UPVC double glazed window and central heating radiator.

### Shower Room

7'11x 5'5 (2.41mx 1.65m)

Central heating radiator, dual flush WC, direct feed shower unit, pedestal wash basin, tiled elevations, extractor fan and tiled flooring.

## External

### Rear

Enclosed yard.



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