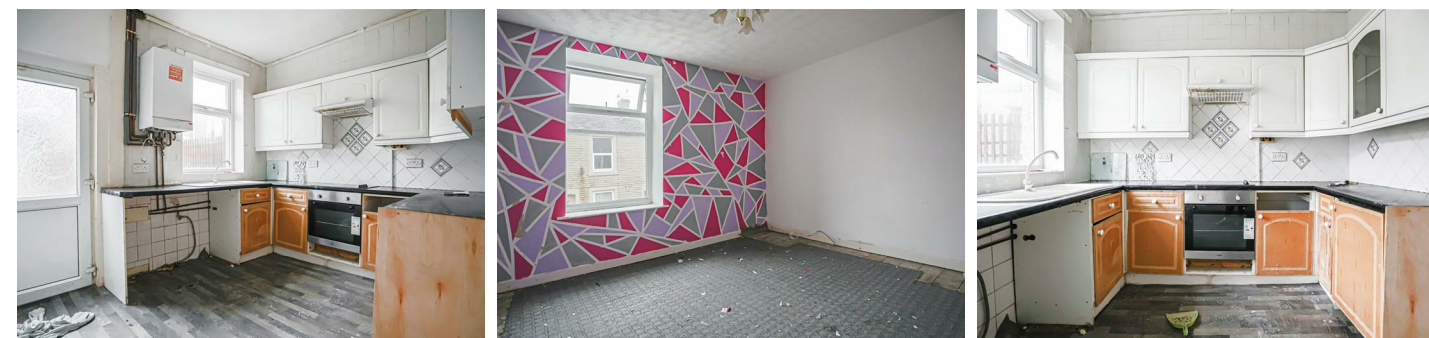




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
England & Wales <small>EU Directive 2002/91/EC</small>	

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.

## Nelson Street, Accrington, BB5 2HQ

### Offers Over £55,000

THE PERFECT INVESTMENT OPPORTUNITY - FOR CASH BUYERS ONLY

This fantastic two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. A stones throw away from the town centre and bursting with potential, this property is a complete blank canvas perfect for any first time buyer or as an investment opportunity. With spacious rooms, neutral decoration and, once updated, has the potential to be the perfect home for any small family or couple! 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 leads on to an inner hallway which guides you on to a kitchen diner and staircase to the first floor. The first floor comprises of doors on to two bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.



# Nelson Street, Accrington, BB5 2HQ

## Offers Over £55,000



- Tenure Freehold
- On Street Parking
- Enclosed Rear Yard
- Close Proximity To Major Network Links
- Council Tax Band A
- Ideal Rental Investment Opportunity
- Viewing Essential
- EPC Rating C
- Two Bedroom Mid Terraced Property
- Easy Access To Local Amenities

### Ground Floor

#### Entrance

Via a UPVC double glazed frosted door to vestibule.

#### Vestibule

2'11 x 3'4 (0.89m x 1.02m)

Tiled elevation, tiled floor and hard wood door to reception room.

#### Reception Room

13'5 x 12'10 (4.09m x 3.91m)

UPVC double glazed window, central heating radiator, meter cupboard, tiled floor and door to inner hall.

#### Inner Hall

2'9 x 2'8 (0.84m x 0.81m)

Smoke alarm, tiled floor and open to kitchen/diner.

#### Kitchen/Diner

12'10 x 9'6 (3.91m x 2.90m)

UPVC double glazed window, central heating radiator, range of wood effect and white panel wall and base units, granite effect surface, tiled splash back, composite sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, washing machine and dryer, main Eco boiler, wood effect lino and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

12'10 x 6' (3.91m x 1.83m)

Smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

12'10 x 10'1 (3.91m x 3.07m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

9'6 x 8'3 (2.90m x 2.51m)

UPVC double glazed window and central heating radiator.

#### Bathroom

12'5 x 4'2 (3.78m x 1.27m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, panelled bath with electric feed shower, vanity top wash basin, tiled elevation, loft access, wood cladding to ceiling and tiled effect lino.

### External

#### Rear

Enclosed yard.

