



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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.

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 **2**  **1**  **1**  **C**

■ Leasehold

■ Council Tax Band A

■ EPC Rating: C

