



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	61	87
(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		

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

Offers Over £60,000

AN IMPRESSIVE INVESTMENT OPPORTUNITY

Offering an abundance of indoor space and bursting with potential, this two bedroom property is being proudly welcomed to the market in the sought after location of Accrington. Within close proximity to local amenities, transport links and local schools. This property is the perfect investment opportunity truly not to be missed! With a spacious reception room, two double bedrooms and three piece bathroom. Once modernized, this property is the perfect property for any investors portfolio.

The property comprises briefly; entrance through to the spacious reception room, leading on to the kitchen which has open access to the first floor. The first floor comprises of doors on to two double bedrooms and bathroom. Externally, there is an enclosed yard to the rear.

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

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 **2**  **1**  **1**  **D**

- Tenure Leasehold
 - On Street Parking
 - Viewing Essential
 - Close Proximity To Major Commuter Routes
- Council Tax Band A
 - Two Double Bedroom Mid Terraced Property
 - Enclosed Yard
- EPC Rating TBC
 - Ideal Rental Investment
 - Easy Access To Local Amenities

Ground Floor

Entrance

Via a UPVC door to reception room.

Reception Room

13'4 x 10' (4.06m x 3.05m)

UPVC double glazed window, central heating radiator, television point, fireplace and open access to kitchen.

Kitchen

9'7 x 9'5 (2.92m x 2.87m)

UPVC double glazed window, UPVC door to rear, wood panelled wall and base units, laminate work tops, oven, four ring gas hob, tile splash backs, stainless steel sink and drainer with mixer tap, plumbed for washing machine, boiler, laminate flooring and stairs to first floor.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

9'11 x 9'6 (3.02m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14' x 8'4 (4.27m x 2.54m)

UPVC double glazed window, central heating radiator and television point.

Bathroom

7'4 x 4'5 (2.24m x 1.35m)

Central heating towel rail, pedestal sink, dual flush WC, panelled bath with electric feed shower, part tiled elevation and laminate flooring.

External

Rear

Enclosed yard.



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