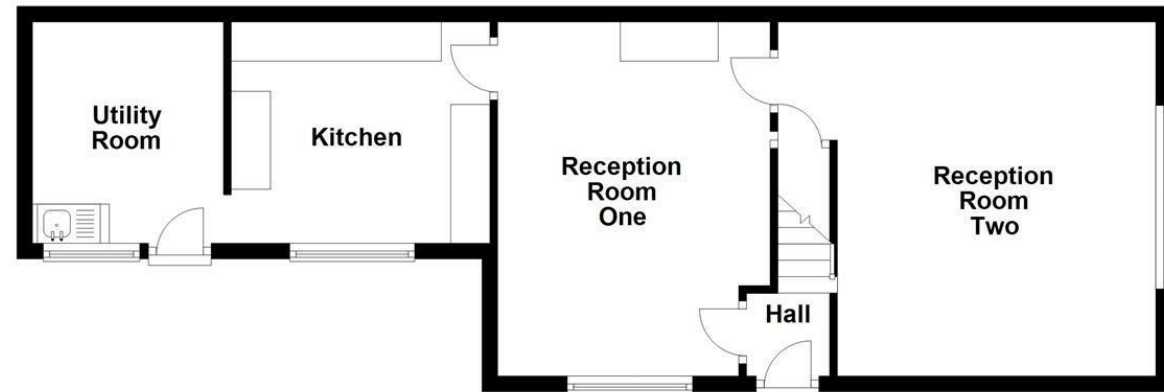


Ground Floor
Approx. 587.7 sq. feet



First Floor
Approx. 491.0 sq. feet



Total area: approx. 1078.7 sq. feet

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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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 £70,000

AN IMPRESSIVE INVESTMENT OPPORTUNITY

Offering an abundance of indoor space and being a complete blank canvas, this fantastic two double bedroom end terraced property is being proudly welcomed to the market in the sought after location of Accrington. With no chain delay and bursting with potential, this property, once updated, has the potential to be the perfect first time home or rental investment truly not to be missed! 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 hallway provides access through to a spacious reception room and staircase to the first floor. The reception room has access to a large cellar and also leads on to a second reception room and fitted kitchen. The kitchen then leads on to a utility room. The first floor comprises of doors on to two double bedrooms and a four piece bathroom. Externally there is an enclosed yard to the rear with double gated for off road parking.

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

Stanley Street, Accrington, BB5 6PQ

Offers Over £70,000



- End Terraced Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating E
- Two Double Bedrooms
- No Chain Delay
- Tenure TBC
- Two Reception Rooms
- Perfect For a First Time Buyer
- Council Tax Rating A

Ground Floor

Entrance

UPVC front door to hallway.

Hallway

3'6 x 3'6 (1.07m x 1.07m)

Central heated radiator, tiled flooring, door to reception room one and stairs to first floor.

Reception Room One

14'10 x 11'5

UPVC double glazed window, central heated radiator, coving, smoke detector, integrated alcove storage, stone fireplace, stone flag flooring, single glazed door to reception room two and door to kitchen.

Reception Room Two

15'10 x 14'10 (4.83m x 4.52m)

UPVC double glazed window, central heated radiator, four feature wall lights, electric fire with stone hearth and surround, integrated alcove shelving, television point, access to cellar and hardwood flooring.

Kitchen

10'10 x 9'2 (3.30m x 2.79m)

Hardwood single glazed window, gas heater, range of wood effect wall and base units with wood effect surfaces, Ideal boiler, space for fridge freezer, tiled flooring and open to utility room.

Utility Room

9'2 x 8 (2.79m x 2.44m)

Hardwood single glazed frosted window, stainless sink and drainer with traditional taps, plumbing for washing machine, tiled elevations, tiled flooring and hardwood door to rear.

First Floor

Landing

14'8 x 3'11 (4.47m x 1.19m)

Loft hatch, doors to two bedrooms and bathroom.

Bedroom One

14'10 x 12'9 (4.52m x 3.89m)

UPVC double glazed window, central heated radiator and original fireplace.

Bedroom Two

11'6 x 10'7 (3.51m x 3.23m)

UPVC double glazed window, central heated radiator and over stairs storage.

Bathroom

9'2 x 8'5 (2.79m x 2.57m)

Hardwood single glazed frosted window, electric feed shower enclosed, panel bath with mixer tap, low base WC, pedestal wash basin with mixer taps, tiled elevations, integrated linen cupboard and tiled effect lino flooring.

External

Rear

Enclosed yard with double gates for off road parking.

