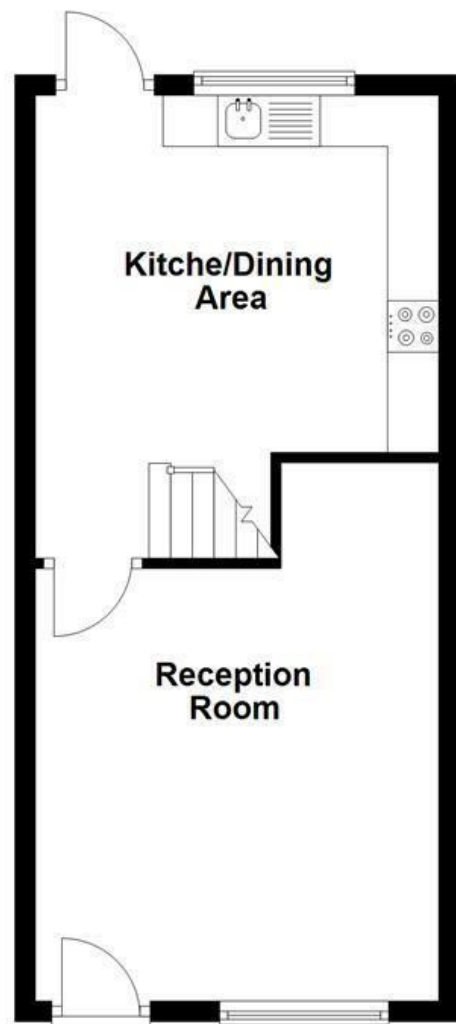
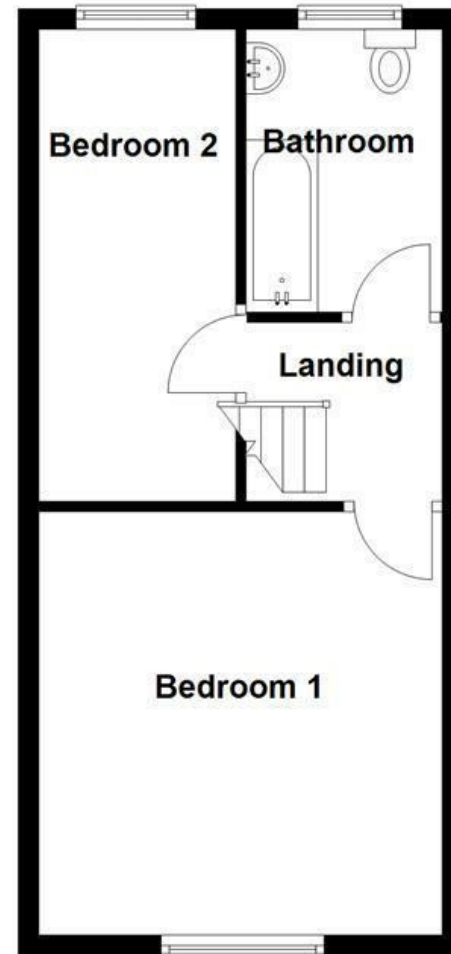


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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.

Carter Street, Accrington, BB5 0PY

£95,000

IDEAL FIRST TIME HOME OR INVESTMENT OPPORTUNITY

Welcome to Carter Street, Accrington - a sought after location where this mid-terrace house is waiting to become your new home. As you step inside, you'll be greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The kitchen and dining area offer ample space for preparing delicious meals and enjoying them with loved ones.

This property boasts two bedrooms, with the main bedroom offering plenty of room for a comfortable night's sleep. The bathroom provides convenience and functionality for your daily routines. Additionally, the enclosed rear yard is ideal outdoor space where you can unwind and enjoy some fresh air.

Currently occupied by a tenant, this property presents a fantastic investment opportunity for those looking to step into the property market. Whether you're a first-time buyer or an experienced investor, this mid-terrace house offers great potential and a warm, welcoming atmosphere.

Don't miss out on the chance to make this house your own - come and experience the comfort and convenience that Carter Street has to offer.

Carter Street, Accrington, BB5 0PY
£95,000

**2**

**1**

**1**

**C**

- Tenure Leasehold

■ On Street Parking

■ Fitted Kitchen/Dining Area And Three Piece Bathroom Suite

■ Easy Access To Major Commuter Routes

■ Council Tax Band A

■ Mid Terraced Property With Viewing Essential

■ Enclosed Rear Yard Suite

■ EPC Rating C

■ Ideal Investment Opportunity

■ Close Proximity To Local Amenities

Ground Floor

Entrance

Composite door to reception room.

Reception Room

17'2 x 12'11 (5.23m x 3.94m)

UPVC double glazed window, central heating radiator, meter cupboard, television point and door to kitchen/dining area.

Kitchen

14'10 x 12'11 (4.52m x 3.94m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, laminate work top, oven with four ring induction hob, glass splash back and extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, integrated fridge freezer, access to boiler, UPVC double glazed frosted door to rear, laminate flooring and stairs to first floor.

First Floor

Landing

6'7 x 5'4 (2.01m x 1.63m)

Loft access, doors to two bedrooms and bathroom.

Bedroom One

14' x 12'11 (4.27m x 3.94m)

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

Bedroom Two

15'7 x 6'3 (4.75m x 1.91m)

UPVC double glazed window and central heating radiator.

Bathroom

9'1 x 6'4 (2.77m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, dual flush W/C, vanity top wash basin with mixer tap, panelled bath with mixer tap, over head direct feed rainfall shower with rinse head, part tiled elevation and laminate flooring.

External

Rear

Enclosed paved yard, timber shed and gate to shared access road.

