



# 74 Sultan Street

, Accrington, BB5 6EN

Offers Over £110,000



Perfect First-Time Buyer Home | No Onward Chain | Popular Location

Situated in a highly sought-after location close to Coppice and Peel Park, this well-proportioned two-bedroom property offers an excellent opportunity for first-time buyers or investors alike. With a wide range of local amenities on the doorstep, the property is ideally positioned for convenience.

Offered for sale with no onward chain, this home is expected to attract strong early interest.



Entrance vestibule  
UPVC Door. Laminate Flooring.

Hallway  
Laminate Flooring.

Lounge 11'16 x 10'27 (3.35m x 3.05m)  
UPVC Double Glazed Window and Central Heating Radiator.

Reception Room 2 12'67 x 14'03 (3.66m x 4.34m)  
UPVC Double Glazed Window and Central Heating Radiator. Fire Surround.

Kitchen 13'75 x 7'22 (3.96m x 2.13m)  
Two UPVC Double Glazed Windows and Central Heating Radiator. Fitted Wall and Base units with Work Surfaces and Tile Surrounds. Electric Oven, Hon and Filter Hood. Tile Flooring. UPVC door to the Rear Yard.

First Floor  
Landing

Bedroom One 14'05 x 11'16 (4.39m x 3.35m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 12'80 x 7'40 (3.66m x 2.13m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom  
UPVC Double Glazed Window and Central Heating Radiator. Three Piece White Suite comprising of Panelled Bath, Wash Basin and WC. Tiled Walls. Airing Cupboard Housing Central heating Boiler.

External  
Enclosed Rear Yard.

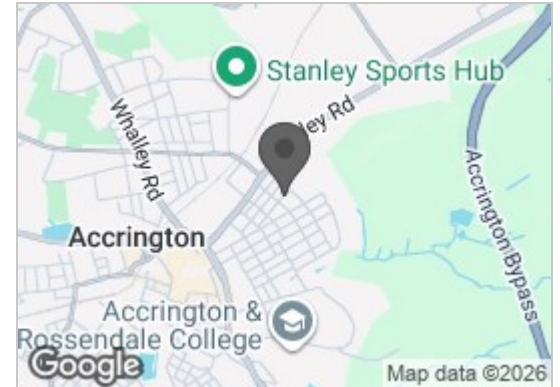
Disclaimer 1  
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2  
All fixtures and fittings in the property are excluded unless otherwise stated.

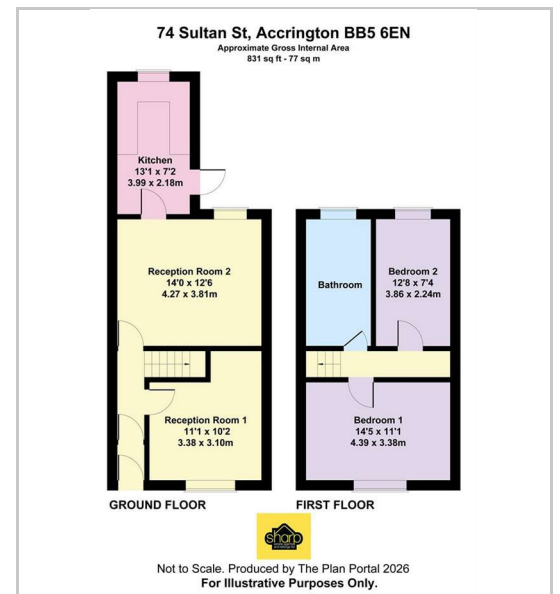
Disclaimer 3  
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Can we help..  
THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

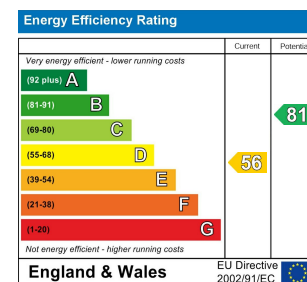
## Area Map



## Floor Plans



## Energy Efficiency Graph



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