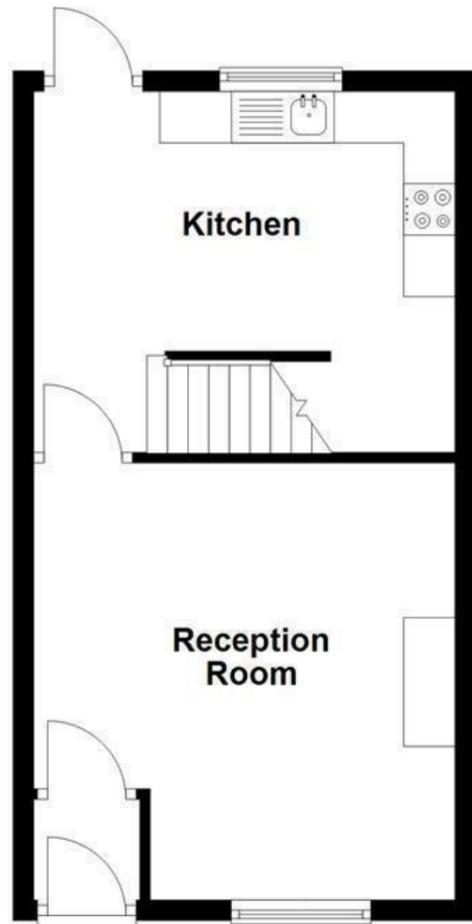
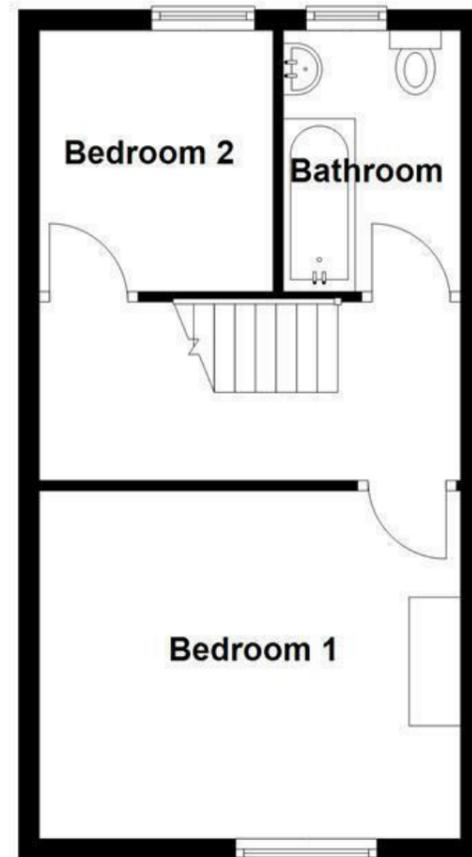


Ground Floor



First Floor



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

## Beech Street, Accrington, BB5 2AU

£80,000

FANTASTIC MID TERRACE PROPERTY WITH TENANT IN SITU

Nestled on Beech Street in Accrington, this charming mid-terrace house presents an excellent investment opportunity. The property features two well-proportioned bedrooms, making it ideal for small families or professionals seeking a comfortable living space. The three-piece bathroom suite is both functional and stylish, catering to the needs of modern living.

The property boasts a welcoming reception room, perfect for relaxation or entertaining guests. With a tenant already in situ, this home offers immediate rental income, making it a savvy choice for investors looking to expand their portfolio.

Situated in a convenient location, this mid-terrace house is close to local amenities and transport links, ensuring easy access to the wider area. Whether you are an experienced landlord or a first-time buyer looking for a property with rental potential, this home on Beech Street is not to be missed. Embrace the opportunity to own a piece of Accrington's real estate with this fantastic property.

For more information or to arrange a viewing please contact our Accrington team.

# Beech Street, Accrington, BB5 2AU

£80,000



- Mid Terrace Property
- Three Piece Bathroom Suite
- On Street Parking
- EPC Rating C
- Sold with Sitting Tenant
- Investment Opportunity
- Tenure Leasehold
- Two Bedrooms
- Low Maintenance Externals
- Council Tax Band A

## Ground Floor

### Reception Room One

13'11 x 13'5 (4.24m x 4.09m )

UPVC double glazed window, central heating radiator, television point, coving, wood effect floor, door to inner hall, wall inset living gas fire.

### Inner Hall

Stairs to the first floor, open to kitchen.

### Kitchen

13'5 x 9'10 (4.09m x 3.00m )

UPVC double glazed window, central heating radiator, mix of panel wall and base units, mixer taps, oven with four ring gas hob, extractor hood, stainless steel sink with drainer and mixer taps, plumbing for washing machine, space for fridge/freezer, spotlights, open to under stairs storage, vinyl flooring, UPVC double glazed frosted door to rear

## First Floor

### Landing

Central heating radiator, loft access, smoke alarm, door to bathroom, two bedrooms.

### Bedroom Two

10'2 x 7'5 (3.10m x 2.26m )

UPVC double glazed window, central heating radiator.

### Bedroom One

13'3 x 5'6 (4.04m x 1.68m )

UPVC double glazed window, central heating radiator.

### Bathroom

10'0 x 5'6 (3.05m x 1.68m )

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower, PVC panel elevations, full tile elevations.

### Externally

Decked rear garden.



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