



Whalley Road, Accrington, BB5 1BS

Offers over £125,000

Nestled on the charming Whalley Road in Accrington, this delightful cottage presents an excellent opportunity for both first-time buyers and investors alike. With its prime location, this property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The cottage features two well-proportioned bedrooms, providing ample space and the bathroom is conveniently located, ensuring comfort and practicality for everyday living.

Externally there is a rear enclosed yard and on street parking.

Having previously been a rental property, it achieved a high rental yield, making it an attractive option for those looking to invest in the thriving Accrington rental market. Additionally, the absence of a chain means that you can move in without delay, allowing for a smooth transition into your new home.

To arrange a viewing call the office on 01254 691352.

Reception Room One 10'10" x 10'11" (3.32m x 3.33m)



Master Bedroom 11'3" x 14'11" (3.44m x 4.57m)



Reception Room Two 9'9" x 14'8" (2.98m x 4.49m)



Bedroom Two 7'0" x 9'8" (2.14m x 2.96m)



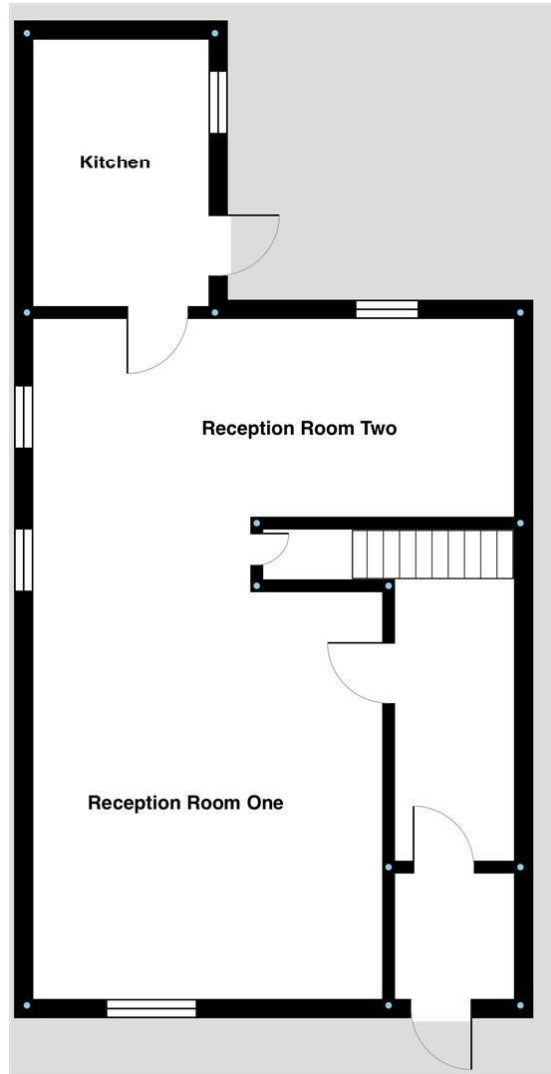
Kitchen



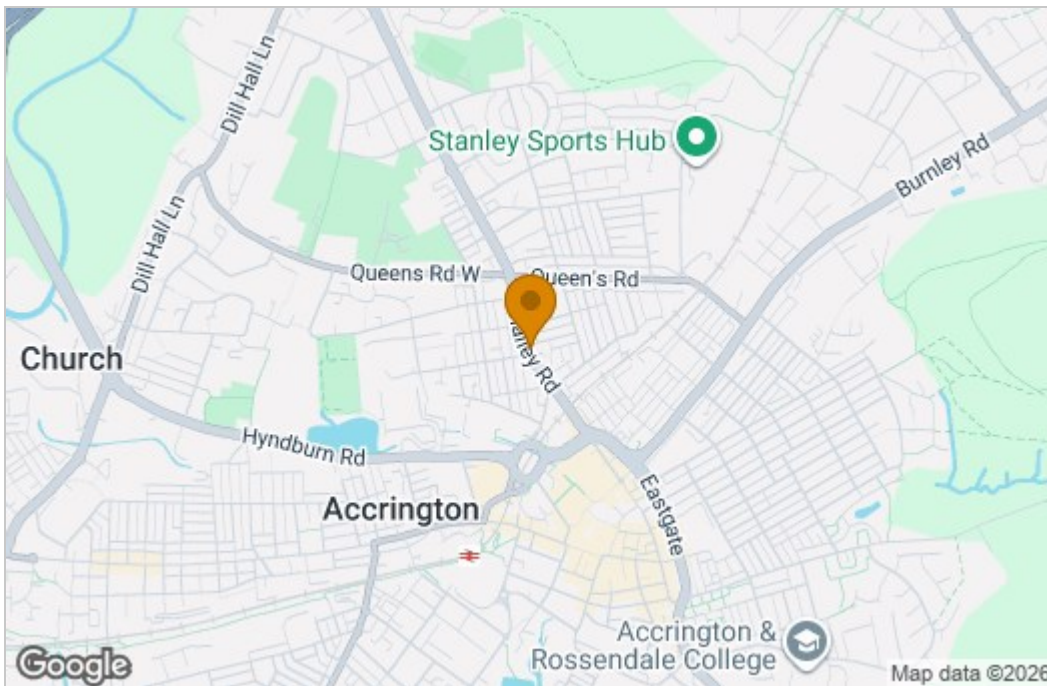
Bathroom 7'10" x 6'5" (2.41m x 1.96m)



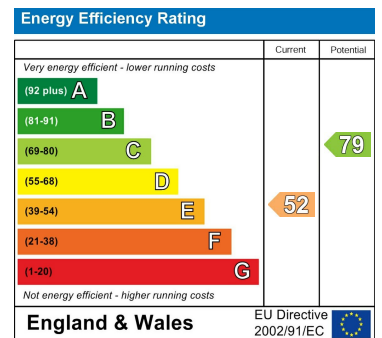
Floor Plan



Area Map



Energy Efficiency Graph



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.

334 Bolton Road, Blackburn, BB2 4HY

Tel: 01254 691352 Email: enquiries@duffinsestateagents.co.uk <https://www.duffinsestateagents.co.uk/>