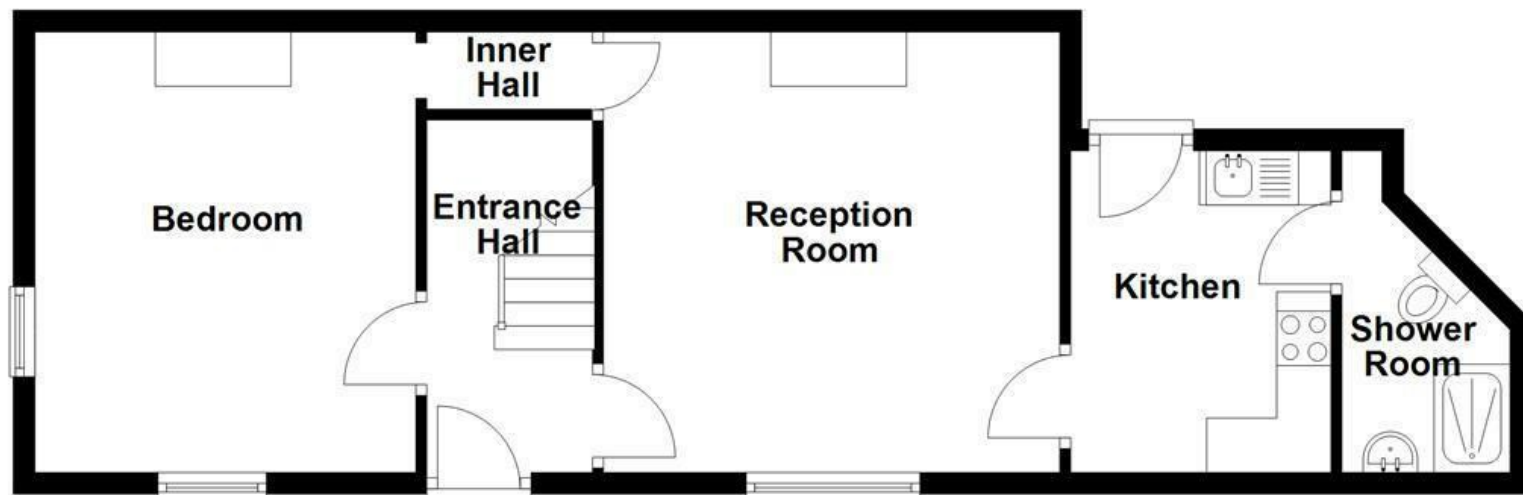


## Ground Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 62      | 75        |
| (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.

## Victoria Street, Accrington, BB5 0PG

### £525

A SPACIOUS FLAT IN THE HEART OF ACCRINGTON

Situated on Victoria Street in the town of Accrington, this modern one-bedroom flat offers a delightful blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts a well-appointed bedroom, ensuring a peaceful retreat at the end of the day.

The contemporary design of the property is complemented by its thoughtful layout, making it an ideal choice for individuals or couples seeking a stylish living space. The bathroom is equipped with modern fixtures, enhancing the overall appeal of this lovely home.

One of the standout features of this flat is its prime location. Situated close to a variety of amenities, residents will enjoy easy access to shops, cafes, and local services, making daily life both convenient and enjoyable. Whether you are commuting to work or exploring the vibrant community, everything you need is just a stone's throw away.

This property presents an excellent opportunity for those looking to embrace a modern lifestyle in a well-connected area. With its spacious interiors and proximity to essential amenities, this flat is sure to attract interest from discerning buyers and renters alike. Do not miss the chance to make this delightful flat your new home.

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# Victoria Street, Accrington, BB5 0PG

## £525



- Tenure Leasehold
  - On Street Parking
  - Fitted Kitchen And Three Piece Shower Room
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Viewing Essential
  - Enclosed Yard Space
- EPC Rating D
  - Spacious Flat
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Door to entrance hall.

#### Entrance Hall

Door to reception room.

#### Reception Room

13'4 x 13'10 (4.06m x 4.22m)

UPVC double glazed window, central heating radiator, television point, meter cupboard, door to kitchen and door to inner hall.

#### Kitchen

9'9 x 7'10 (2.97m x 2.39m)

Two UPVC double glazed windows, central heating radiator, range of gloss wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, integrated Ideal boiler, plumbed for washing machine, space for fridge freezer, wood effect lino flooring, door to shower room and UPVC double glazed door to rear.

#### Shower Room

7'11 x 5'1 (2.41m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed rainfall shower with rinse head, loft access, extractor fan, part tiled elevation and wood effect lino flooring.

#### Bedroom One

13' x 11'5 (3.96m x 3.48m)

Two UPVC double glazed windows, central heating radiator and smoke alarm.



Tel: 01282507250

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