

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Manor Street, Accrington, BB5 6EE

£60,000

TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located on the charming Manor Street in Accrington, this delightful two-bedroom mid-terrace house presents an excellent opportunity for those seeking a property with great potential. As you step inside, you are welcomed into a spacious living area that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The separate kitchen is a practical feature, providing ample space for culinary creations and family meals. Adjacent to the kitchen, the rear porch adds convenience, allowing for easy access to the outdoor space. The rear yard is a blank canvas, ready for your personal touch, whether you envision a tranquil garden retreat or a vibrant outdoor entertaining area.

The property boasts two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The shower room is well-appointed, catering to your daily needs with ease.

This home is bursting with potential, making it an ideal choice for first-time buyers, small families, or investors looking to add to their portfolio. With its prime location and charming features, this property is not to be missed. Embrace the opportunity to transform this house into your dream home in the heart of Accrington.

# Manor Street, Accrington, BB5 6EE

£60,000



- Two Double Bedrooms
- EPC Rating TBC
- Ideal Investment Opportunity With Viewing Essential
- Easy Access To Major Network Links
- Tenure TBC
- On Street Parking
- Bursting with potential
- Council Tax Band A
- Rear Yard Space
- Close Proximity To Local Amenities

## Ground Floor

### Entrance Vestibule

3'4 x 2'9 (1.02m x 0.84m)

### Reception Room

13'4 x 10'9 (4.06m x 3.28m)

### Kitchen

13' x 10'9 (3.96m x 3.28m)

## First Floor

### Landing

6'4 x 3'10 (1.93m x 1.17m)

### Bedroom One

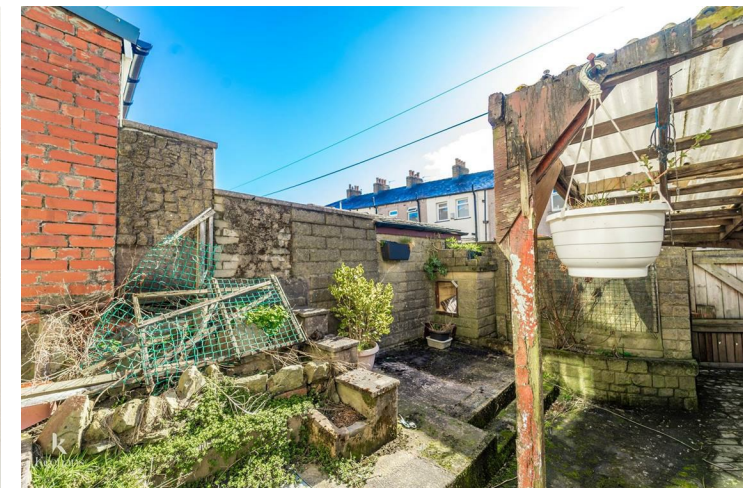
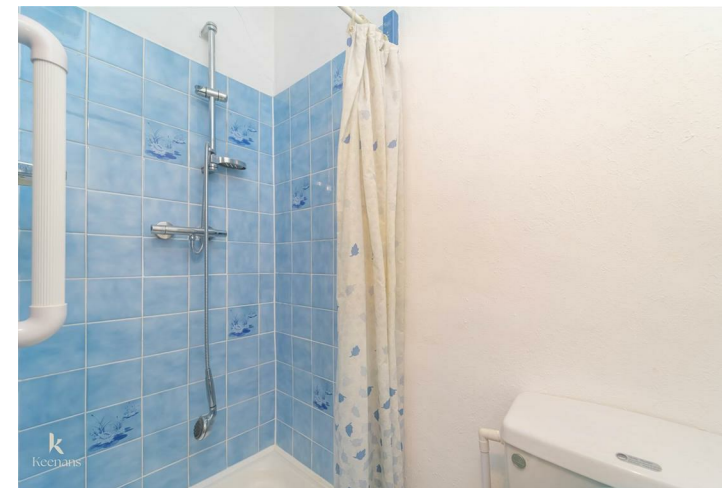
13'4 x 11'1 (4.06m x 3.38m)

### Bedroom Two

13'4 x 8'9 (4.06m x 2.67m)

### Shower Room

9'3 x 6'7 (2.82m x 2.01m)



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