goodmove




# 85 Lodge Street, Accrington, BB5 6EH
# Offers in excess of £100,000

A well-proportioned three-bedroom mid-terrace home situated in an established residential area of Accrington. Offering practical accommodation across two floors, the property would make an excellent purchase for first-time buyers, families or buy-to-let investors.

The accommodation provides comfortable living space, a fitted kitchen, three bedrooms and bathroom facilities, offering plenty of scope for buyers to personalise the property to suit their own requirements.

Lodge Street is conveniently positioned for Accrington town centre, where a good selection of shops, supermarkets, cafés and everyday amenities can be found. Accrington railway and bus stations provide useful transport connections, while a choice of schools and recreational facilities can also be found throughout the surrounding area.







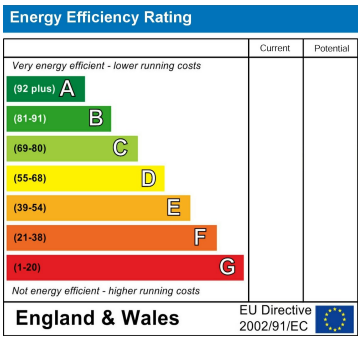
## Disclaimer

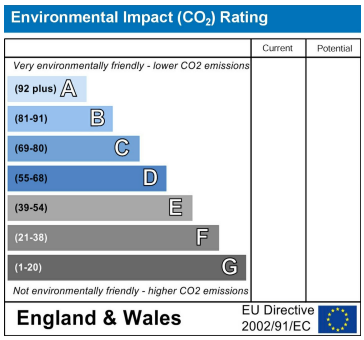
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

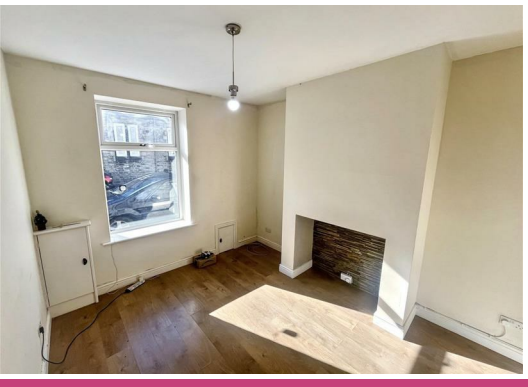
## Leasehold Information

856 years remaining on the lease
Ground rent: Peppercorn
Maintenance charge: Peppercorn

This information is provided by the vendor and should be verified during the conveyancing process.







goodmove

Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk