

Lord Street, Accrington, Lancashire BB5 3HQ
Price £90,000

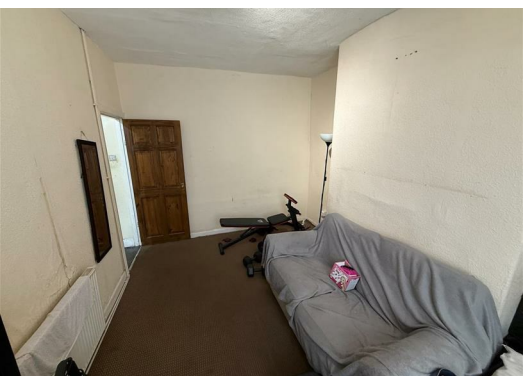
New to the market and offered with no onward chain, this two-bedroom terraced home presents an excellent opportunity for investors and first-time buyers alike. Requiring modernisation throughout, the property offers generously proportioned accommodation, excellent potential to add value, and could provide a strong rental investment. Conveniently located close to a range of local amenities, schools, and transport links, this is a home with plenty of potential.

The accommodation comprises an entrance hallway leading to a spacious living room, offering ample space for both relaxing and entertaining. To the rear, the well-proportioned kitchen/diner provides a good range of cupboard and worktop space, along with direct access to the enclosed rear yard.

To the first floor there are two double bedrooms and the family bathroom. The principal bedroom is a generous double, while the second bedroom is also a good-sized double and benefits from a useful storage cupboard. The bathroom is fitted with a three-piece suite comprising a bath with shower over it, a wash basin, and a WC.

Externally, the property features a low-maintenance rear yard, ideal for enjoying the warmer months, while to the front is a small garden that enhances the property's kerb appeal and provides a degree of privacy.

Situated within walking distance of Oswaldtwistle's high street, the property enjoys easy access to a wide range of everyday amenities, well-regarded schools, and excellent transport connections, making it a convenient location







Lounge
10'2" x 14'1" (3.10 x 4.30)

Kitchen/Diner
11'9" x 9'10" (3.60 x 3.00)

Bedroom 1
6'10" x 9'10" (2.10 x 3.00)

Bedroom 2
13'9" x 14'1" (4.20 x 4.30)

Bathroom
6'6" x 6'10" (2.00 x 2.10)

Disclaimer:
These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure: Leasehold

To be confirmed by the Vendor's Solicitors

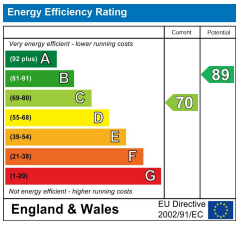
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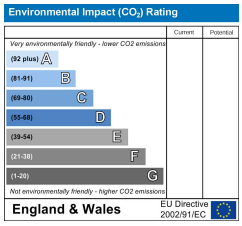
Can be sold with the sitting tenant or vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

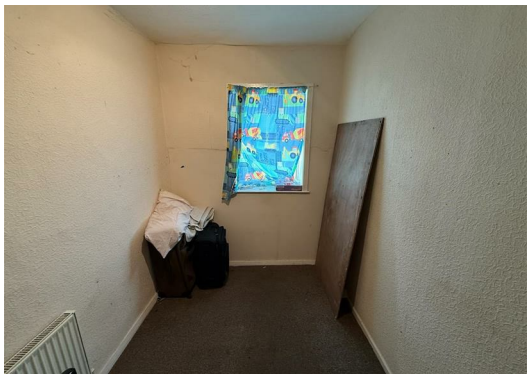
Important Information For Succesful Buyers
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.















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