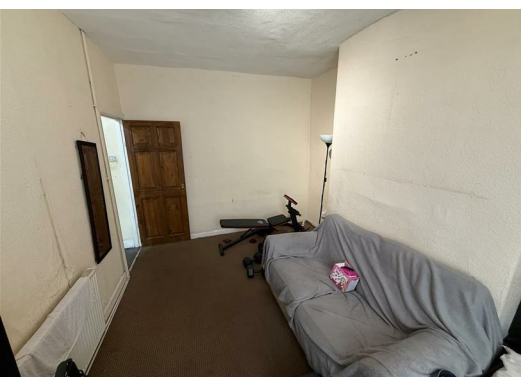




## Lord Street, Accrington, Lancashire BB5 3HQ Price £95,000

**\*\*\*MUST VIEW \*\*\*** A good sized, two-bedroom mid terrace situated in a popular location in Oswaldtwistle and within a short distance to the Centre as well as within easy reach to the various motorway links. The property comprises; hallway, lounge, fitted kitchen/diner, a LARGE double bedroom, a second single bedroom and a three-piece bathroom suite with a shower over the bath. The property benefits from having gas central heating, PVC double glazing where specified, neutral decor, neutral flooring, and street parking to the front. Externally there is an enclosed yard to the rear of the house.

This property is also suitable for investors as it is currently let out and has a rental yield per annum of £4200.00. There is also potential to increase the rent due to the current demand within the housing market. Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



**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

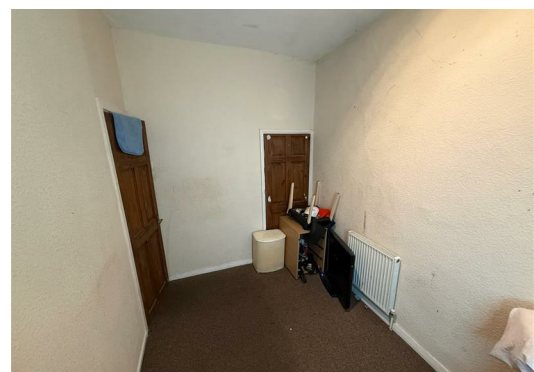
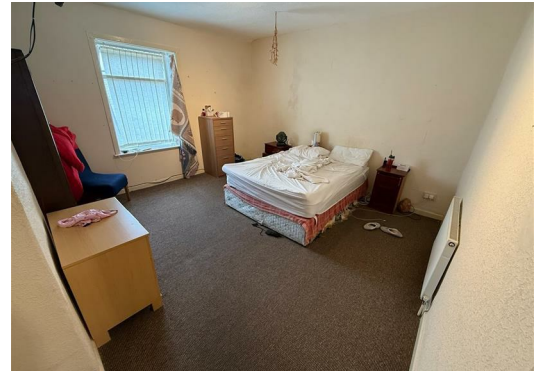
To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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