



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Lodge Street, Accrington, BB5 6EQ

### £800

TWO BEDROOM HOME WITH NEUTRAL DECOR

Nestled in the heart of a popular area of Accrington, this two bedroom home is being welcomed to the property market. The property flows internally with spacious living accommodation and newly fitted kitchen and bathroom. The property provides good access to local amenities, schools and commuter routes towards Burnley, Manchester and Bury.

The property briefly comprises; entrance into the vestibule which provides access to the first reception room. The first reception room has a door leading to a second reception room containing access to the kitchen, understairs storage and stairs to the first floor. The kitchen has a door leading to the rear exterior. The first floor has two bedrooms and a bathroom. The rear exterior is an enclosed yard with Indian stone paving.

For further information or to arrange a viewing, please contact our team at your earliest convenience.



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