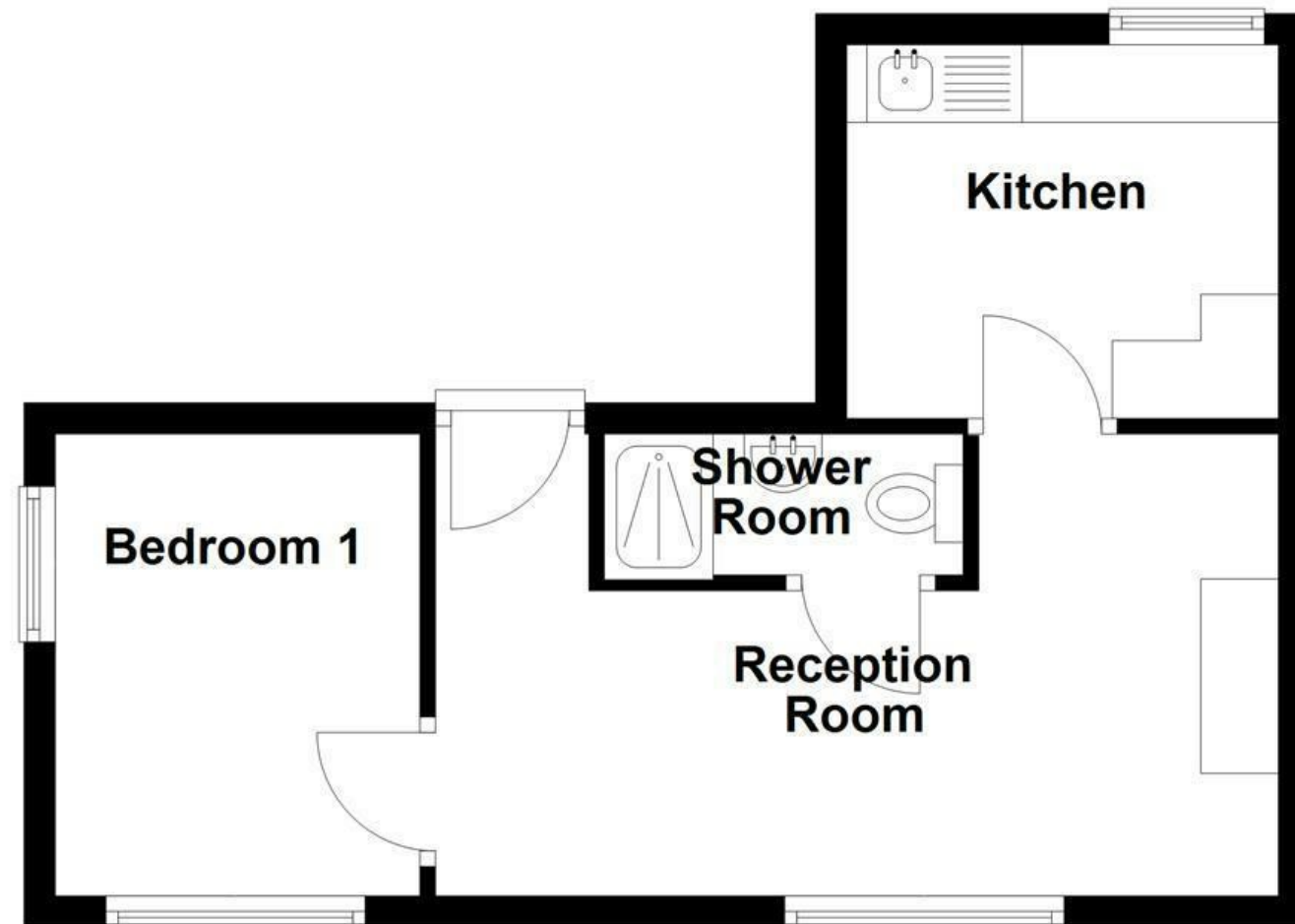


## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</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>	<b>48</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.

## Park Street, Accrington, BB5 6PZ

### £65,000

ONE BEDROOM FIRST FLOOR FLAT WITH NO CHAIN DELAY

Situated in the heart of Accrington on Park Street, this one-bedroom first-floor flat presents an excellent opportunity for both first-time buyers and seasoned investors. The property boasts a well-appointed reception room that offers a welcoming space for relaxation and entertaining. The fitted kitchen is practical and efficient, providing all the necessary amenities for modern living.

The flat features a contemporary shower room, ensuring convenience and comfort. Its prime location in the town centre means that residents will enjoy easy access to local shops, cafes, and essential services, making it an ideal choice for those who appreciate the vibrancy of urban life.

This property is particularly appealing to buy-to-let investors, with a potential rental income of £650pcm, as it comes with the advantage of no chain delays, allowing for a hassle-free acquisition process. With its attractive features and central location, this flat is poised to be a valuable addition to any property portfolio. Don't miss the chance to explore this delightful flat that combines comfort, convenience, and investment potential.



Park Street, Accrington, BB5 6PZ

£65,000

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E

- Tenure Leasehold

On Street Parking

No Chain Delay

Easy Access To Major Commuter Routes

Council Tax Band A

Ideal Property for A Rental Investor

Ready To Move Into

EPC Rating E

Blank Canvas

Close Proximity To Local Amenities

First Floor Flat

Reception Room

17'10 x 11'8 (5.44m x 3.56m)

UPVC double glazed window, electric radiator, doors to kitchen, shower room and bedroom.

Kitchen

9'1 x 7'9 (2.77m x 2.36m)

UPVC double glazed window, electric radiator, wall and base units, laminate work top, plumbing for washing machine, space for free standing oven, extractor fan and lino flooring.

Shower Room

7'9 x 3' (2.36m x 0.91m)

Enclosed electric feed shower, low flush WC, wall mounted wash basin, extractor fan and lino flooring.

Bedroom

11'6 x 7'8 (3.51m x 2.34m)

Two UPVC double glazed windows, electric radiator and loft hatch.

