



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lodge Street, Accrington, BB5 6EQ

Offers Over £75,000

AN IDEAL RENTAL INVESTMENT TO BE SOLD WITH TENANT IN SITU - ACHIEVING 8% YIELD PER ANNUM

Offering spacious rooms, two double bedrooms and bursting with potential, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. A stones throw away from all local amenities, as well as bus routes, local schools and network links to Burnley, Blackburn and major motorway links. With two reception rooms, added kitchen extension and being a complete blank canvas, this property is the perfect first time home or rental investment truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads openly on to a fitted kitchen. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is an enclosed yard to the rear.

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

Lodge Street, Accrington, BB5 6EQ

Offers Over £75,000

 2  1  2  D

- Mid Terrace Property
 - Modern Fitted Kitchen
 - Enclosed Yard to Rear
 - EPC Rating D
- Two Bedrooms
 - Spacious Reception Rooms
 - Tenure Leasehold
- Three Piece Bathroom
 - Ideal Rental Investment
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'1 x 3'3 (1.24m x 0.99m)
Hardwood front door, coving and door to hall.

Reception Room One

11'9 x 10'11 (3.58m x 3.33m)
Hardwood double glazed leaded window, central heating radiator, coving and integrated alcove storage.

Reception Room Two

14'6 x 13'2 (4.42m x 4.01m)
UPVC double glazed window, central heating radiator, television point, understairs storage and open to kitchen.

Kitchen

8'10 x 6'3 (2.69m x 1.91m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate worktops, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, plumbing for washing machine, boiler, wood effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

8'4 x 5'6 (2.54m x 1.68m)
Doors to two bedrooms and bathroom.

Bedroom One

14'6 x 10'4 (4.42m x 3.15m)
Hardwood double glazed leaded window, central heating radiator and storage cupboard.

Bedroom Two

14'6 x 9'3 (4.42m x 2.82m)
UPVC double glazed window and central heating radiator.

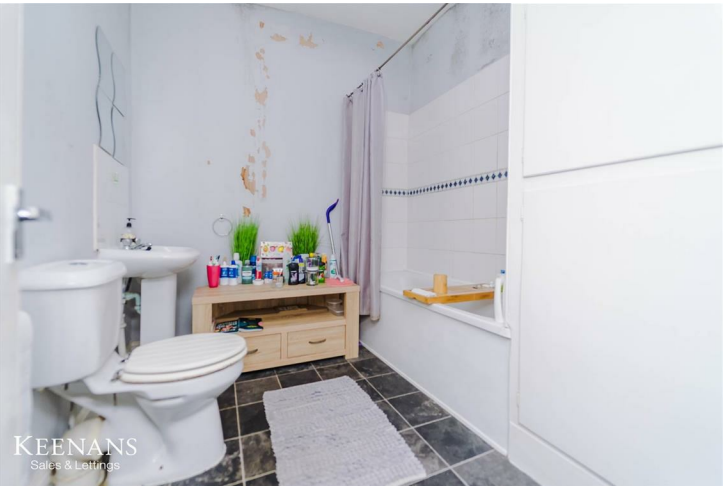
Bathroom

8'5 x 7'7 (2.57m x 2.31m)
Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with electric feed shower, tiled elevations, integrated linen cupboard and tiled effect lino flooring.

External

Rear

Enclosed yard with gate to shared access.



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