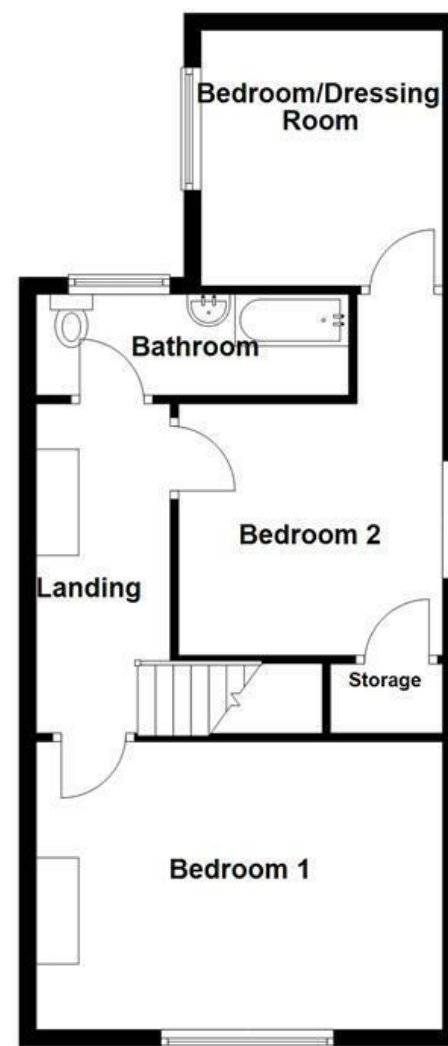


Ground Floor



First Floor



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>60</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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.

## Victoria Street, Accrington, BB5 4LB

### £80,000

TWO BEDROOM END TERRACE PROPERTY BURSTING WITH POTENTIAL

Located on Victoria Street in the charming area of Church, Accrington, this delightful two-bedroom terrace house presents an excellent opportunity for families and investors alike. The property boasts two inviting living areas, perfect for both relaxation and entertaining guests. The spacious kitchen is a highlight, offering ample room for culinary creativity and family gatherings.

The family bathroom is well-appointed, catering to the needs of a busy household. Each of the two bedrooms including an extra room leading off from bedroom two, provides a comfortable retreat, ensuring everyone has their own personal space.

One of the standout features of this property is the large rear yard, which is bursting with potential. This outdoor space offers a wonderful opportunity for gardening, play, or simply enjoying the fresh air.

With its prime location and generous living space, this house is a canvas waiting for your personal touch. Whether you are looking to make it your family home or seeking a promising investment, this property on Victoria Street is not to be missed.

Victoria Street, Accrington, BB5 4LB  
£80,000

2 1 2 D

- Two Spacious Bedrooms And One Dressing Room
- EPC Rating D
- Council Tax Band A
- Viewing Highly Recommended
- On Street Parking
- End Terrace House Bursting With Potential
- Close To Local Amenities
- Tenure Leasehold
- Ample Rear Yard Space
- Ideal Investment Opportunity

Ground Floor

Entrance Vestibule  
4'8 x 3'5 (1.42m x 1.04m)

Hall  
9'8 x 3'5 (2.95m x 1.04m)

Reception Room One  
12' x 11' (3.66m x 3.35m)

Reception Room Two  
15'9 x 14' (4.80m x 4.27m)

Kitchen  
9'11 x 9'4 (3.02m x 2.84m)

First Floor

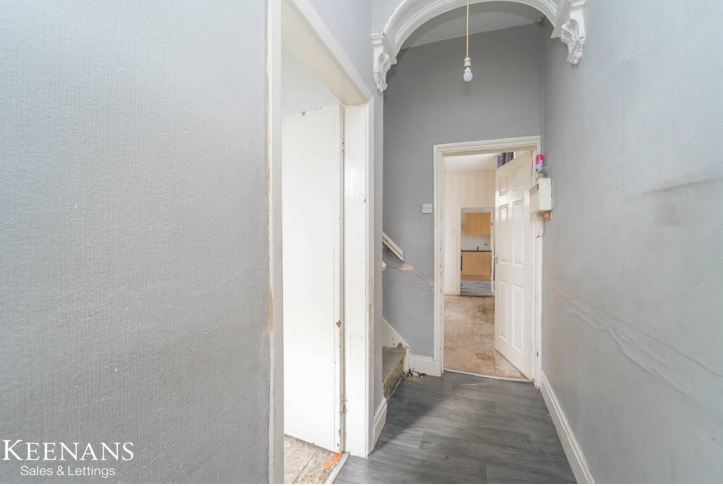
Landing  
12'10 x 5' (3.91m x 1.52m)

Bedroom One  
15'11 x 11'2 (4.85m x 3.40m)

Bedroom Two  
14'9 x 10'4 (4.50m x 3.15m)

Bedroom/Dressing Room  
10'4 x 9'1 (3.15m x 2.77m)

Bathroom  
12'9 x 3'11 (3.89m x 1.19m)



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