



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

Sultan Street, Accrington, BB5 6EN

Offers Over £95,000

TWO BEDROOM MID TERRACED PROPERTY NOT TO BE MISSED

Situated on Sultan Street in Accrington, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find two spacious reception rooms that offer versatility for both relaxation and entertaining. The fitted kitchen is practical and functional, providing ample space for culinary pursuits. The three-piece bathroom suite adds to the home's appeal, ensuring that daily routines are both comfortable and efficient.

For those who require easy access to transport links, this property is perfectly situated with major commuter routes nearby, making travel to surrounding areas a breeze. Additionally, on-street parking is available, providing convenience for residents and visitors alike.

The location also benefits from close proximity to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This combination of space, convenience, and accessibility makes this property a wonderful choice for anyone looking to settle in Accrington. Don't miss the chance to make this charming house your new home.

Sultan Street, Accrington, BB5 6EN

Offers Over £95,000

 2  1  2  C

- Tenure Leasehold
- Two Well Proportioned Bedrooms
- Three Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band A
- Ideal First Time Buy With Viewing Essential
- Fitted Kitchen
- On Street Parking
- EPC Rating C
- Easy Access To Major Commuter Routes

Ground Floor

Entrance Vestibule

3'7" x 3'4" (1.09m x 1.02m)

Hall

10'11" x 3'4" (3.33m x 1.02m)

Reception Room One

11'2" x 10'2" (3.40m x 3.10m)

Reception Room Two

14' x 13' (4.27m x 3.96m)

Kitchen

7'9" x 7'5" (2.36m x 2.26m)

Utility

8'2" x 4'11" (2.49m x 1.50m)

First Floor

Landing

6'7" x 6' (2.01m x 1.83m)

Bedroom One

13'11" x 11'3" (4.24m x 3.43m)

Bedroom Two

12'11" x 7'3" (3.94m x 2.21m)

Bathroom

9'4" x 5'2" (2.84m x 1.57m)



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