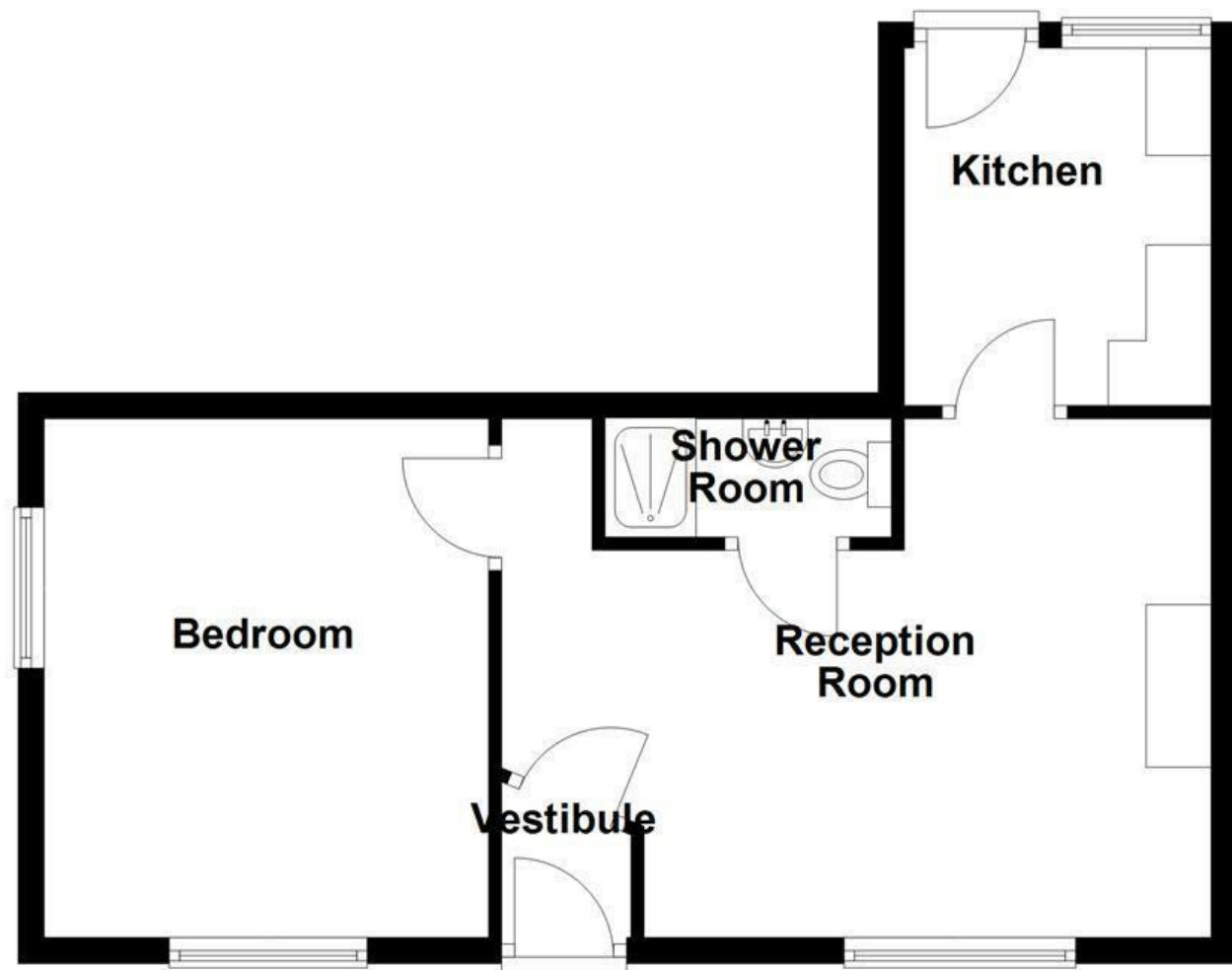


Ground Floor Flat



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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 GROUND FLOOR FLAT WITH NO CHAIN DELAY

Located in the vibrant heart of Accrington, this property comprises of a one-bedroom ground floor flat, boasting a fitted kitchen and shower room, designed to meet the needs of today's discerning tenant or homeowner.

The location is truly advantageous, situated in the town centre, providing easy access to a variety of amenities, including shops, cafes, and public transport links. This makes it an ideal choice for those seeking convenience and a lively community atmosphere.

This flat presents a fantastic opportunity for buy-to-let investors, as it is sold with no chain delay, allowing for a swift and hassle-free purchase. Whether you are looking to expand your property portfolio or seeking a comfortable living space in a bustling area, this flat is sure to impress.

Do not miss the chance to own a piece of this thriving town; arrange a viewing today to fully appreciate the potential this property has to offer.

Park Street, Accrington, BB5 6PZ
£65,000



- Tenure Leasehold
- On Street Parking
- Ready To Move Into
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Ideal Property for A Rental Investor
- No Chain Delay
- EPC Rating E
- Blank Canvas
- Close Proximity To Local Amenities

Ground Floor Flat

Entrance

Hard wood door to vestibule.

Vestibule

4' x 3'3 (1.22m x 0.99m)

Door to reception room.

Reception Room

17'11 x 13' (5.46m x 3.96m)

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

Kitchen

9' x 7'9 (2.74m x 2.36m)

UPVC double glazed window, wall and base units, laminate work tops, stainless steel sink and drainer, space for free standing oven and lino flooring.

Shower Room

7'4 x 3' (2.24m x 0.91m)

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

Bedroom One

13'1 x 11'3 (3.99m x 3.43m)

Two UPVC double glazed windows and electric radiator.

