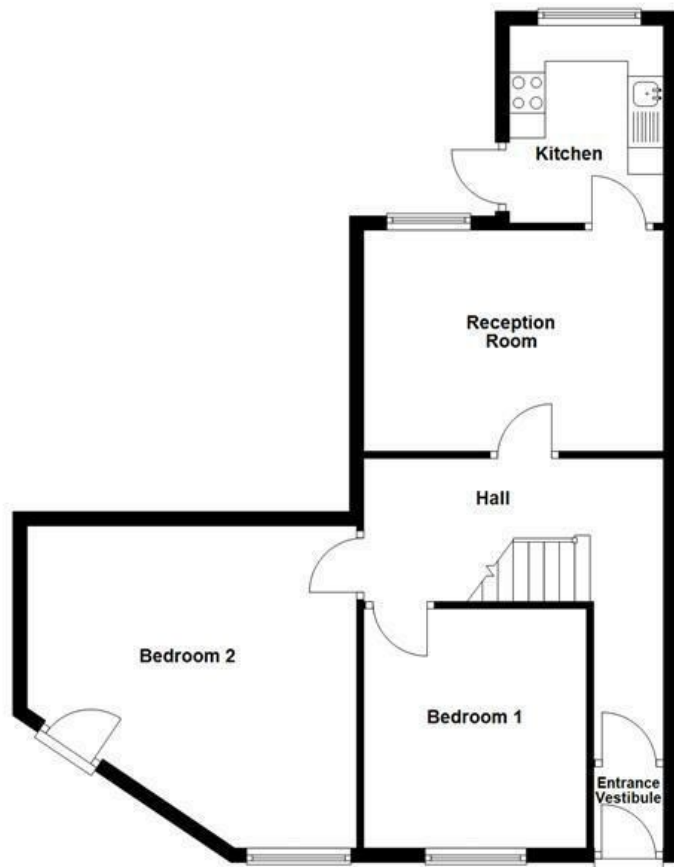
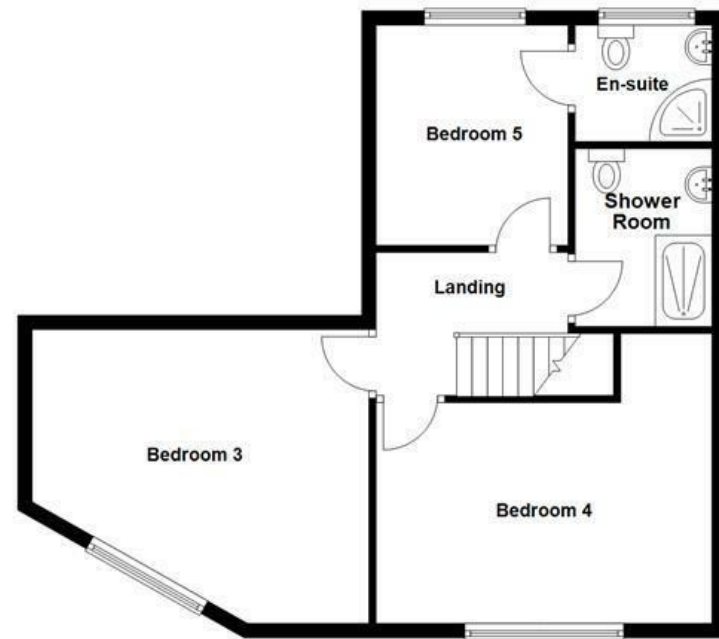



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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.

Trinity Street, Oswaltdwistle, BB5 3PY

£135,000

SPACIOUS HMO PROPERTY - SOLD WITH SITTING TENANTS

Situated on Trinity Street in Oswaltdwistle, Accrington, this end terrace house presents a remarkable investment opportunity. With five well-proportioned bedrooms, this property is currently configured as a House in Multiple Occupation (HMO) and is being sold with sitting tenants, ensuring immediate rental income for the discerning buyer.

The accommodation boasts a spacious reception room, perfect for communal living, alongside two bathrooms, which include a main shower room and an en suite. This thoughtful layout caters well to the needs of tenants, providing both comfort and convenience.

The location is ideal, situated within a vibrant community that offers a range of local amenities, schools, and transport links, making it an attractive choice for potential renters. The property's configuration and current occupancy make it a sound investment for those looking to expand their portfolio in the rental market.

This end terrace house not only promises a steady income but also the potential for future growth in value, making it a wise choice for both seasoned investors and those new to the property market. Don't miss the chance to acquire this well-located and versatile property in Oswaltdwistle.

Trinity Street, Oswaldtwistle, BB5 3PY

£135,000



- HMO End Terrace Property - Sold with Sitting Tenants
- Abundance of Living Space
- On Street Parking
- EPC Rating E
- Five Bedrooms
- Ideal Investment Opportunity
- Tenure Freehold
- Two Bathrooms
- Enclosed Yard to Rear
- Council Tax Band A

Ground Floor

Entrance

Composite double glazed frosted door to the entrance vestibule.

Vestibule

3'9 x 3'3 (1.14m x 0.99m)

Open to the hallway.

Hallway

13'10 x 13'9 (4.22m x 4.19m)

doors to reception room, two bedrooms and a staircase to the first floor.

Reception Room

13'8 x 9'2 (4.17m x 2.79m)

UPVC double glazed window, central heating radiator, ceiling rose, open to the kitchen.

Kitchen

9'1 x 7 (2.77m x 2.13m)

UPVC double glazed window, a range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, space for fridge freezer, lino flooring and UPVC door to the rear.

Bedroom One

11' x 10'3 (3.35m x 3.12m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Two

15'2 x 12'9 (4.62m x 3.89m)

First Floor

Landing

8'10 x 6'5 (2.69m x 1.96m)

Smoke alarm and doors to three bedrooms and shower room.

Bedroom Four

15'5 x 12'9 (4.70m x 3.89m)

UPVC double glazed window and central heating radiator.

Bedroom Five

13;8' x 12'8 (3.96m;2.44m x 3.86m)

UPVC double glazed window and central heating radiator.

Bedroom Six

10 x 8'6 (3.05m x 2.59m)

UPVC double glazed window and central heating radiator, door to the en suite.

En Suite

5'8 x 5 (1.73m x 1.52m)

UPVC double glazed frosted window, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, tiled elevations, wood effect lino flooring.

Shower Room

8'7 x 5'8 (2.62m x 1.73m)

Central heating radiator, a three piece suite comprising of an electric feed shower enclosure, dual flush WC, pedestal wash basin with mixer tap PVC panelled elevations, loft hatch, wood effect lino flooring.

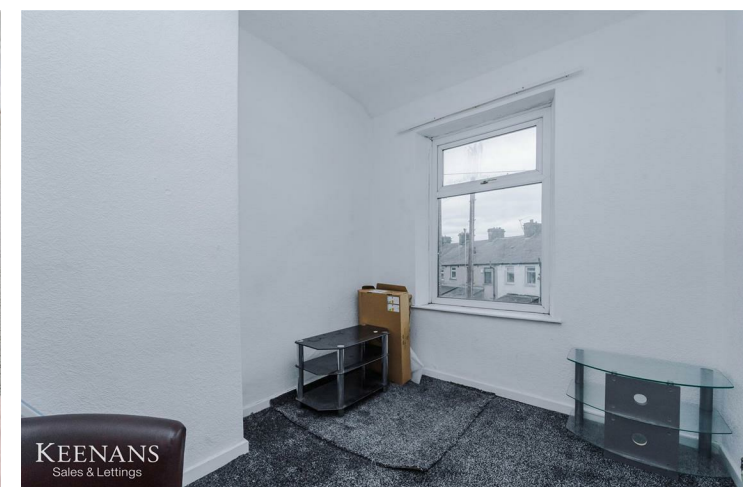
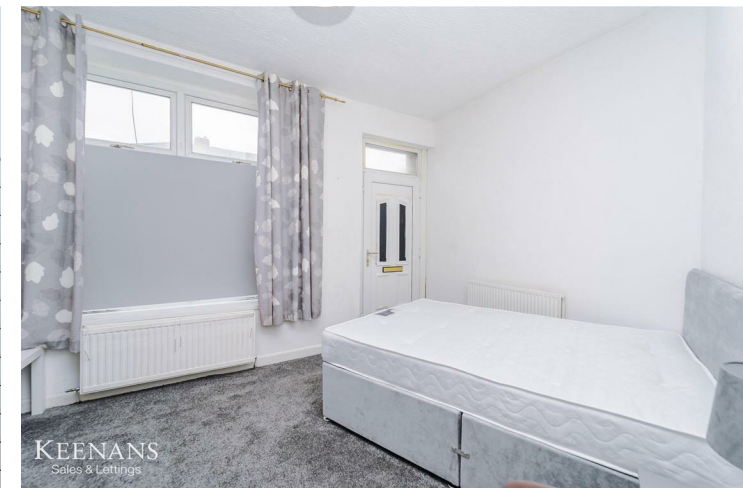
External

Front

Enclosed courtyard

Front

Enclosed yard.



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