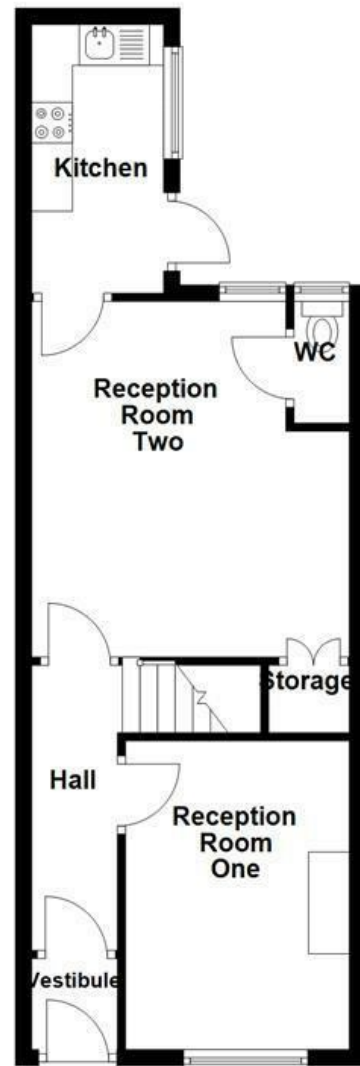
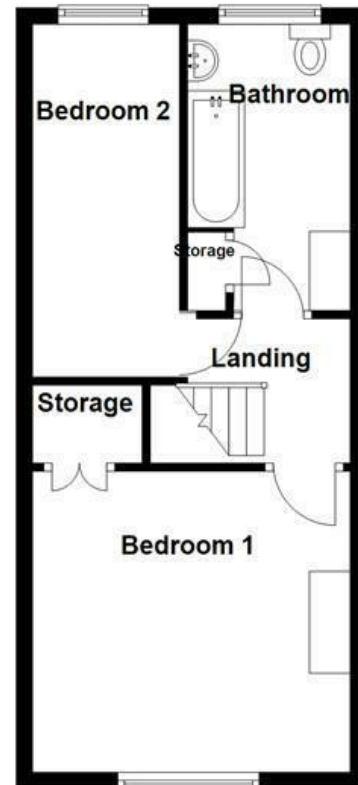


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			88
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		46	
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 6EH

### £80,000

TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located in the heart of Accrington on Lodge Street, this charming two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property is offered with no chain delay, allowing for a swift and hassle-free move.

Upon entering, you will find two inviting reception rooms that seamlessly flow into the kitchen, creating a warm and welcoming atmosphere ideal for family gatherings or entertaining guests. The layout is both practical and spacious, providing ample room for personalisation to suit your style.

The property boasts a generously sized family bathroom, ensuring comfort and convenience for all residents. Additionally, the rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

Situated in a sought-after location, this home is close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its potential for modernisation and personal touches, this property is a blank canvas waiting for you to make it your own. Don't miss the chance to view this delightful home and explore the possibilities it has to offer.



# Lodge Street, Accrington, BB5 6EH

## £80,000

 **2**  **1**  **2**  **E**

- Tenure Freehold
  - On Street Parking
  - Ideal Investment Opportunity Or First Time Buy
  - Close Proximity To Local Amenities
- Council Tax Band A
  - No Chain Delay
  - Abundance Of Space
- EPC Rating E
  - Bursting With Potential
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

UPVC frosted leaded door to vestibule.

#### Vestibule

3'8 x 3'5 (1.12m x 1.04m)

Coving, wood effect laminate flooring, hard wood leaded window to reception room one and door to hall.

#### Hall

11'6 x 4'2 (3.51m x 1.27m)

Coving, central heating radiator, wood effect laminate flooring, stairs to first floor and door to reception room two.

#### Reception Room One

12'5 x 9' (3.78m x 2.74m)

UPVC double glazed leaded window, central heating radiator and coving.

#### Reception Room Two

14'4 x 12'10 (4.37m x 3.91m)

UPVC double glazed window, central heating radiator, coving, under stairs storage, doors to W/C and kitchen, wood effect laminate flooring.

#### WC

4'11 x 2'3 (1.50m x 0.69m)

Dual flush WC, coving, spotlights, tiled effect flooring and extractor fan.

#### Kitchen

10'10 x 5'4 (3.30m x 1.63m)

UPVC double glazed window, wall and base units, laminate work top, stainless steel sink and drainer, space for freestanding oven, plumbing for a washing machine, space for fridge freezer, part tiled and part wood panel elevation, tiled floor and UPVC frosted door to rear.

### First Floor

#### Landing

6'4 x 5'9 (1.93m x 1.75m)

Loft access, smoke alarm, coving, doors to two bedrooms and bathroom.

#### Bedroom One

12'9 x 12' (3.89m x 3.66m)

UPVC double glazed leaded window, central heating radiator and storage.

#### Bedroom Two

14'5 x 5'8 (4.39m x 1.73m)

UPVC double glazed window, coving and gas wall heater.

### Bathroom

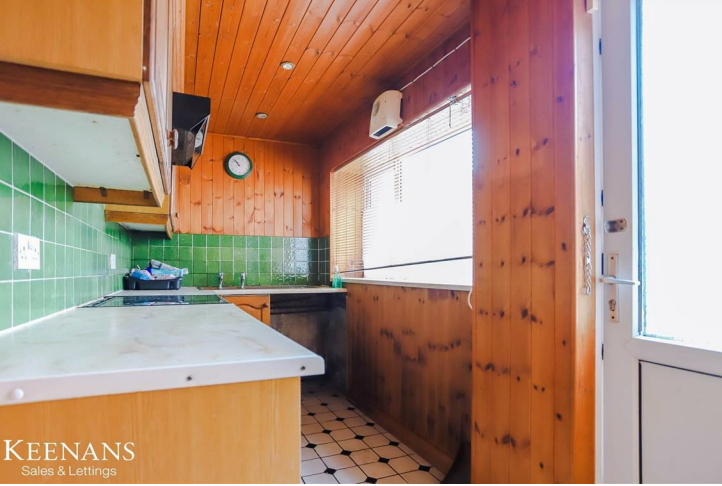
11'6 x 6'8 (3.51m x 2.03m)

UPVC double glazed frosted window, central heating radiator, storage, pedestal wash basin, wood panel bath, overhead electric feed shower, low flush W/C, part tiled elevation and wood panel elevation, tiled floor.

### External

#### Rear

Enclosed paved yard with gate to shared access road.



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