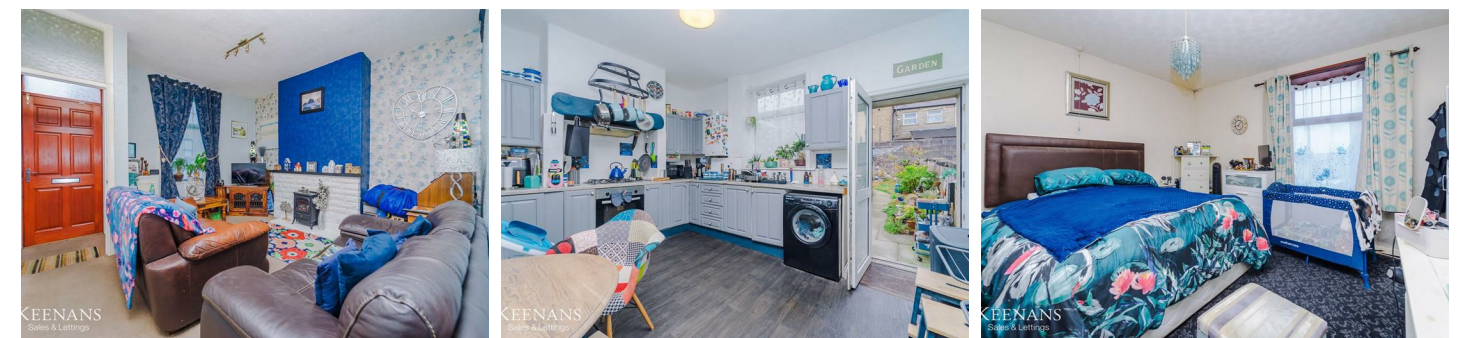




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



Stanley Street, Accrington, BB5 6QG

Offers Over £75,000

A PERFECT INVESTMENT OPPORTUNITY SOLD WITH A TENANT IN SITU

Situated in the heart of Accrington, on Stanley Street, this enviable two-bedroom mid-terraced house presents a remarkable opportunity for a seasoned investor. The property boasts an open-plan kitchen diner, creating a welcoming space that is perfect for entertaining or enjoying family meals.

Both bedrooms are generously sized, offering ample room for relaxation and personalisation. The property is currently a blank canvas, allowing the new owners to infuse their own style and vision into the space. This flexibility makes it an ideal investment opportunity, whether you are looking to create a comfortable home or a lucrative rental property.

Outside, the property features a generously sized yard, providing a delightful outdoor area for leisure or gardening. Its current use as a rental investment highlights its potential for generating income, making it a wise choice for those looking to expand their property portfolio.

Accrington is a vibrant town known for its community spirit and convenient amenities, ensuring that residents have everything they need within easy reach. This property is truly not to be missed, offering a unique blend of potential and practicality in a sought-after location. Whether you are looking to settle down or invest, this terraced house is a fantastic opportunity waiting to be seized.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Stanley Street, Accrington, BB5 6QG

Offers Over £75,000

 2  1  1  D

- Tenure Leasehold
- On Street Parking
- Fitted Kitchen/Dining Area
- Easy Access To Major Network Links
- Council Tax Band A
- Two Generously Sized Bedrooms
- Enclosed Ample Rear Yard Space
- EPC Rating D
- Ideal Investment Opportunity
- Close Proximity To Local Amenities

Ground Floor

Entrance

Hard wood door to vestibule.

Vestibule

3'4 x 3' (1.02m x 0.91m)
Door to reception room.

Reception Room

16'3 x 13'6 (4.95m x 4.11m)
UPVC double glazed window, central heating radiator, meter cupboard, stone fire place, television point, door to kitchen/diner and stairs to first floor.

Kitchen/Dining Area

14'3 x 13'6 (4.34m x 4.11m)
UPVC double glazed window, central heating radiator, range of panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer and washing machine, under stairs storage, wood effect lino and UPVC double glazed frosted door to rear.

First Floor

Landing

8'2 x 5'8 (2.49m x 1.73m)
Doors to two bedrooms and bathroom.

Bedroom One

13'6 x 13'5 (4.11m x 4.09m)
UPVC double glazed window and central heating radiator.

Bedroom Two

8'6 x 8'2 (2.59m x 2.49m)
UPVC double glazed window and central heating radiator.

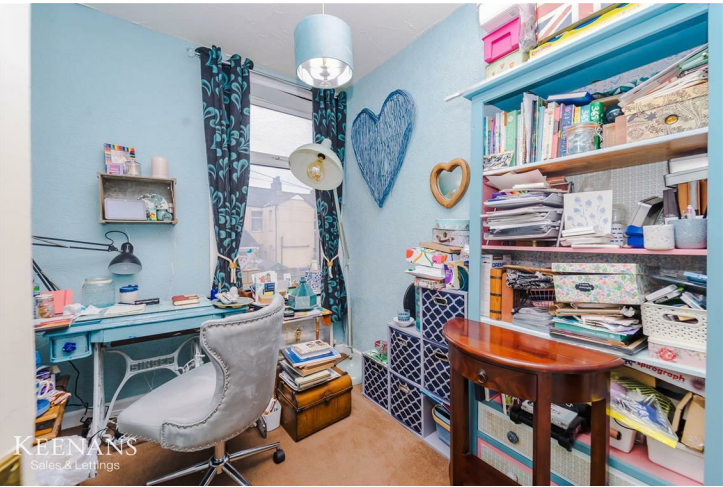
Bathroom

11'1 x 5'6 (3.38m x 1.68m)
Hard wood double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath, overhead electric feed shower, tiled elevation and integrated linen cupboard.

External

Rear

Enclosed yard to the rear.



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