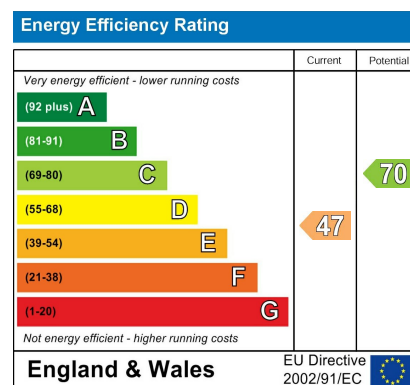




Total area: approx. 899.5 sq. feet
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.

Lion Street, Church, BB5 4JD

£60,000

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY WITH NO CHAIN DELAY

This fantastic two bedroom mid terraced property is being proudly welcomed to the market in Church. With no chain delay, this property is the perfect investment opportunity and offers two reception rooms, a fitted kitchen, two good sized bedrooms, a three piece bathroom and would be ideally suited to a first time buyer or a rental investor. Situated conveniently close for accessing good schools, local amenities, bus routes and major motorway links, the property comprises briefly; a welcoming entrance hallway which houses the stairs to the first floor and doors lead to two spacious reception rooms. The second reception room leads through to a kitchen. The first floor landing has doors to two generously sized bedrooms and a three piece bathroom suite. Externally there is an enclosed yard to the rear.

For further information, or to arrange a viewing, please contact our Accrington office at your earliest convenience

Lion Street, Church, BB5 4JD
£60,000

 2  1  2  E

- Mid Terrace Property
 - Two Reception Rooms
 - Three Piece Bathroom
- Two Bedrooms
 - Fitted Kitchen
 - Enclosed Rear Yard
- No Chain Delay
 - Lots Of Potential
 - Must Be Viewed

Ground Floor

Entrance

Hardwood single glazed frosted door leads to the vestibule.

Vestibule

4'4 x 3'4 (1.32m x 1.02m)

Coving to the ceiling and a hardwood single glazed frosted door leads to the hall.

Hall

11'6 x 3'4 (3.51m x 1.02m)

Central heating radiator, coving to the ceiling, stairs to the first floor and doors lead to two reception rooms.

Reception Room One

12'4 x 10'6 (3.76m x 3.20m)

UPVC double glazed window, central heating radiator, tiled fireplace, meter cupboard, fitted alcove storage, television point and double doors lead to reception room two.

Reception Room Two

16'4 x 14'3 (4.98m x 4.34m)

UPVC double glazed window, central heating radiator, ceiling fan and a door leads to the kitchen.

Kitchen

12'6 x 7'2 (3.81m x 2.18m)

UPVC double glazed window, central heating radiator, a range of white wall and base units, granite effect work surfaces, tiled splash-backs, stainless steel sink and double drainer, space for an oven, space for a fridge freezer, plumbing for a washing machine, Ideal boiler, tiled flooring and a door leads to the rear.

First Floor

Landing

7'6 x 6'6 (2.29m x 1.98m)

Doors lead to the bathroom and to two bedrooms,

Bedroom One

14'2 x 12'5 (4.32m x 3.78m)

UPVC double glazed window, central heating radiator and over-stairs storage.

Bedroom Two

15'3 x 7'6 (4.65m x 2.29m)

UPVC double glazed window, central heating radiator, and loft access.

Bathroom

8'7 x 6'6 (2.62m x 1.98m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprises: low base WC, a panelled bath with traditional taps, pedestal wash basin with traditional taps and wood effect vinyl flooring.

External

Rear

An enclosed yard.

