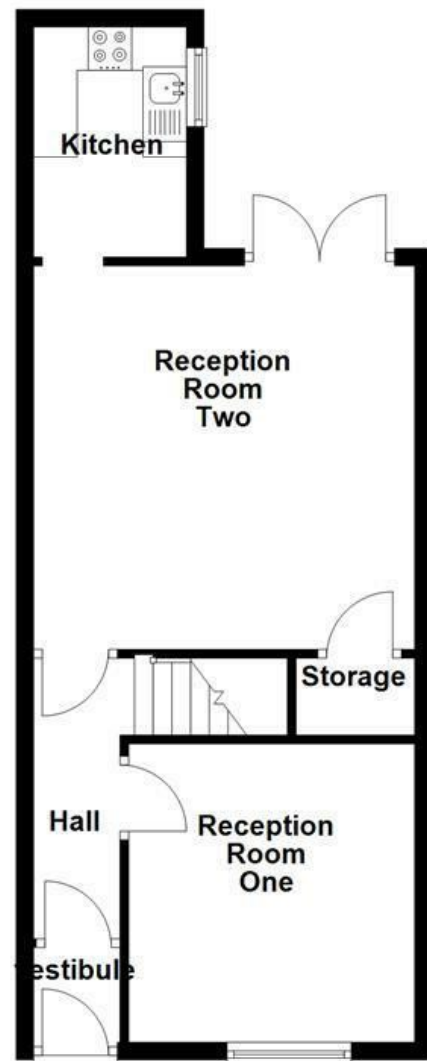
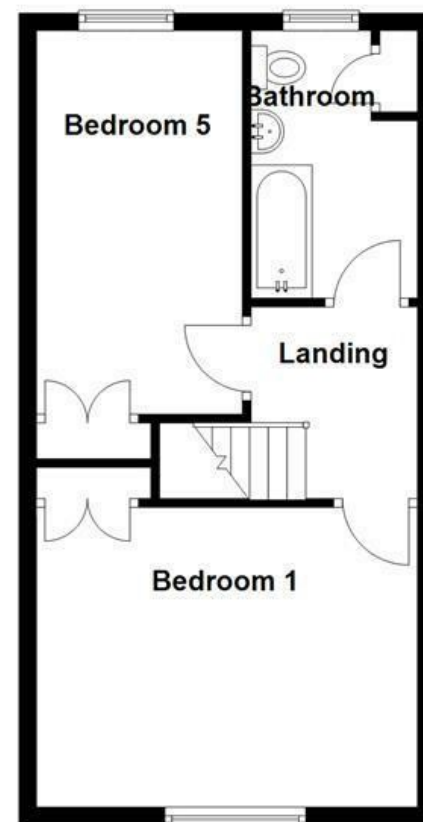


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

Devonshire Street, Accrington, BB5 1DL

Offers Over £80,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering spacious rooms and being a complete blank canvas with no chain delay, this enviable two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Accrington. With two living areas, neutral decoration and bursting with potential, this property, once updated, would make the perfect first time home or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room guides you on to a fitted kitchen extension. The first floor comprises of doors on to two double bedrooms and a three piece family bathroom. Externally there is an enclosed yard to the rear.

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

Devonshire Street, Accrington, BB5 1DL

Offers Over £80,000

 **2**  **1**  **2**  **D**

- Tenure Leasehold
 - On Stree parking
 - Fitted Kitchen And three Piece Bathroom Suite
 - Easy Access To Major Commuter
- Council Tax Band A
 - Mid Terraced Property With No Chain Delay
 - Viewing Essential
- EPC Rating D
 - Two Double Bedrooms
 - Ideal Investment Opportunity

Ground Floor

Enclosed yard.

Entrance

UPVC door to vestibule

Vestibule

3'7 x 3'3 (1.09m x 0.99m)

Wood effect laminate flooring, hard wood single glazed door to hall.

Hall

11'1 x 3'3 (3.38m x 0.99m)

Central heating radiator, smoke alarm, wood effect laminate flooring, doors to two reception rooms and stairs to first floor.

Reception Room One

11'3 x 10'9 (3.43m x 3.28m)

UPVC double glazed window, central heating radiator, meter cupboard, marble effect fire place and wood effect laminate flooring.

Reception Room Two

14'5 x 14'2 (4.39m x 4.32m)

Central heating radiator, television point, under stairs storage, open to kitchen, UPVC double glazed French doors to rear.

Kitchen

8'8 x 5'9 (2.64m x 1.75m)

UPVC double glazed window, range of wood effect wall and base units, granite effect surface, tiled splash bash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and washing machine, extractor fan and slate effect vinyl flooring.

First Floor

Landing

7'2 x 6' (2.18m x 1.83m)

Doors to two bedrooms and bathroom.

Bedroom One

14'2 x 11'3 (4.32m x 3.43m)

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

Bedroom Two

14'5 x 7'9 (4.39m x 2.36m)

UPVC double glazed window, central heating radiator, over stairs storage and wood effect laminate flooring.

Bathroom

10'1 x 6' (3.07m x 1.83m)

UPVC double glazed frosted window, heated towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, PVC panelled elevation, integrated linen cupboard and wood effect lino.

External

Rear



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