



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		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Blackburn Road, Accrington, BB5 0AF

£125,000

THE PERFECT INVESTMENT OPPORTUNITY ACHEIVING 9.12% YEILD CURRENTLY

Offering an abundance of indoor space which includes two shops and a two bedroom first floor flat, this enviable commercial and residential property is being proudly welcomed to the market in the sought after location of Accrington. The perfect rental investment, this property offers a fantastic income perfect for any investor looking to add to their portfolio! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. Bursting with potential, this property is truly not to be missed!

The property comprises briefly; to the ground floor there are two fantastic commercial spaces with added WC and off spaces. To the first floor there is a generously sized two bedroom flat which comprises of a living room with open access on to the kitchen. Two double bedrooms and a bathroom leading from the kitchen.

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

Blackburn Road, Accrington, BB5 0AF
£125,000



- CEPC Rating B
 - On Street Parking
 - Easy Access To Major Network Links
- Tenure Freehold
 - Ideal Investment Opportunity
 - Close Proximity To Local Amenities
- Council Tax Band TBC
 - Bursting With Potential
 - Abundance Of Commercial Space

Shop One
UPVC double glazed door to shop front.

Shop Front
16'9 x 15'6 (5.11m x 4.72m)
Two UPVC double glazed windows, spotlights, smoke alarm, tiled floor and doors to two offices.

Office One
15'5 x 6'10 (4.70m x 2.08m)
Wood effect laminate flooring, doors to kitchenette, store room and rear.

Kitchenette
4'11 x 3'11 (1.50m x 1.19m)
UPVC double glazed window, wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap and tiled effect lino.

Office Two
10'10 x 8'10 (3.30m x 2.69m)
Wood effect laminate flooring and door to WC.

WC
4'8 x 3'11 (1.42m x 1.19m)
Two Piece suite, dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled flooring.

Shop Two
UPVC double glazed door to shop front.

Shop Front
15'3 x 12'1 (4.65m x 3.68m)
UPVC double glazed window, spotlights, smoke alarm, wood effect lino and door to store room.

Store Room
9'6 x 4'7 (2.90m x 1.40m)
Wood effect lino and door to WC.

WC
4'4 x 3'11 (1.32m x 1.19m)
Dual Flush WC, pedestal wash basin with mixer tap and wood effect lino.

Entrance
UPVC double glazed frosted door to entrance hall

Entrance Hall
7'4 x 3'1 (2.24m x 0.94m)
Tiled effect lino and door to stairs to first floor.

First Floor Flat

Landing
23'6 x 2'8 (7.16m x 0.81m)
Central heating radiator, loft access, doors to reception room and two bedrooms.

Reception Room
16' x 12'6 (4.88m x 3.81m)
Two UPVC double glazed windows, central heating radiator, television point and open to kitchen.

Kitchen
15'3 x 9'3 (4.65m x 2.82m)
UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for electric oven, integrated extractor hood, space for fridge freezer, plumbed for washing machine and door to shower room.

Shower Room
7'3 x 4'8 (2.21m x 1.42m)
UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, Biasi boiler, tiled elevation and extractor fan.

Bedroom One
12'7 x 9'5 (3.84m x 2.87m)
UPVC double glazed window and central heating radiator.

Bedroom Two
15'8 x 6'5 (4.78m x 1.96m)
UPVC double glazed window and central heating radiator.

