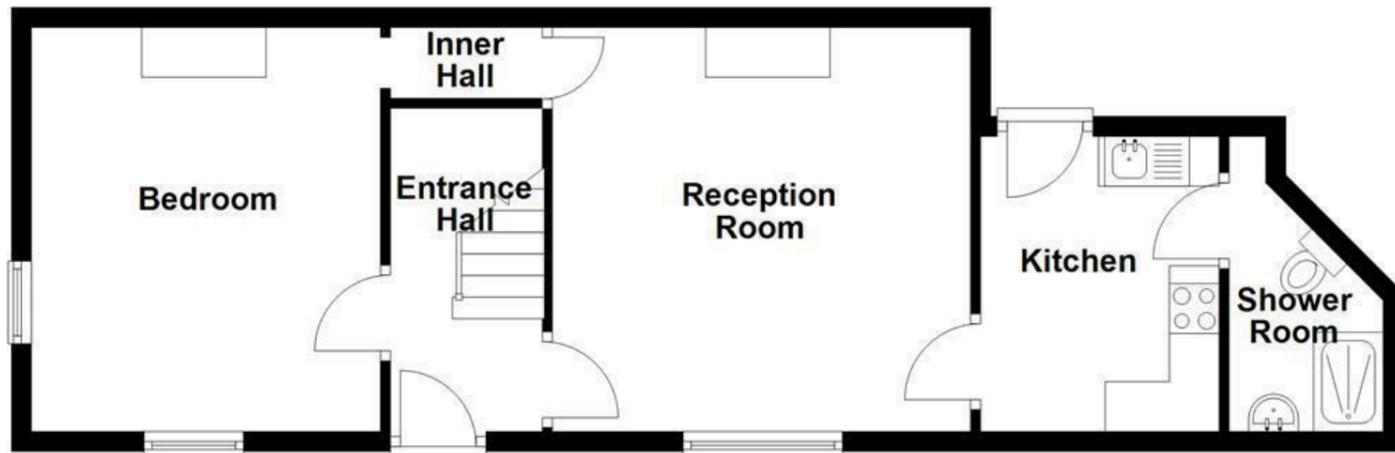


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(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.

Victoria Street, Accrington, BB5 0PG

Offers Over £120,000

TWO ONE-BEDROOM FLATS - INVESTMENT OPPORTUNITY - TENANTS IN SITU

Situated on Victoria Street in the heart of Accrington, this is an excellent opportunity to acquire two modern one-bedroom flats, offered for sale to investors only and to be sold with tenants in situ, providing immediate rental income.

Each flat offers a spacious and well-designed layout, featuring a generous reception room that creates a welcoming living space ideal for both relaxation and entertaining. The well-proportioned bedroom provides a comfortable retreat, while the contemporary bathroom is fitted with modern fixtures to suit today's standards.

Finished in a modern style throughout, both properties benefit from a practical and appealing layout, making them highly attractive to tenants seeking convenient and stylish accommodation.

Located close to a wide range of local amenities, including shops, cafes, and essential services, the flats are ideally positioned for easy day-to-day living. Excellent transport links and access to the town centre further enhance their rental appeal.

This is a fantastic turnkey investment opportunity in a well-connected area, offering strong potential for ongoing rental demand.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents.

Victoria Street, Accrington, BB5 0PG

Offers Over £120,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Viewing Essential
- Spacious Flat
- Fitted Kitchen And Three Piece Shower Room
- Enclosed Yard Space
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

Ground Floor

Entrance

Door to entrance hall.

Entrance Hall

Door to reception room.

Reception Room

13'4 x 13'10 (4.06m x 4.22m)

UPVC double glazed window, central heating radiator, television point, meter cupboard, door to kitchen and door to inner hall.

Kitchen

9'9 x 7'10 (2.97m x 2.39m)

Two UPVC double glazed windows, central heating radiator, range of gloss wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, integrated Ideal boiler, plumbed for washing machine, space for fridge freezer, wood effect lino flooring, door to shower room and UPVC double glazed door to rear.

Shower Room

7'11 x 5'1 (2.41m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed rainfall shower with rinse head, loft access, extractor fan, part tiled elevation and wood effect lino flooring.

Bedroom One

13' x 11'5 (3.96m x 3.48m)

Two UPVC double glazed windows, central heating radiator and smoke alarm.



Tel: 01254389384

www.keenans-estateagents.co.uk