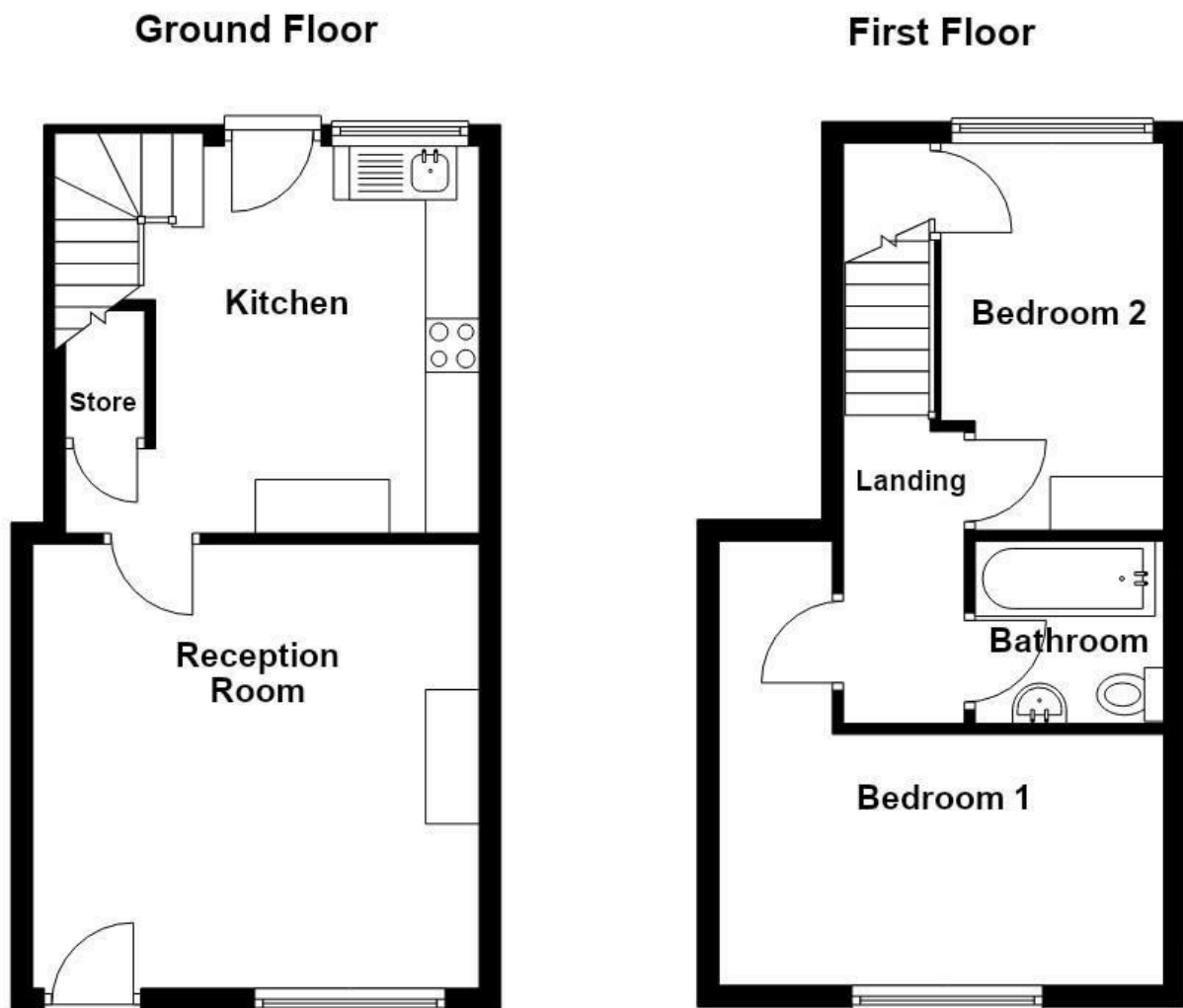
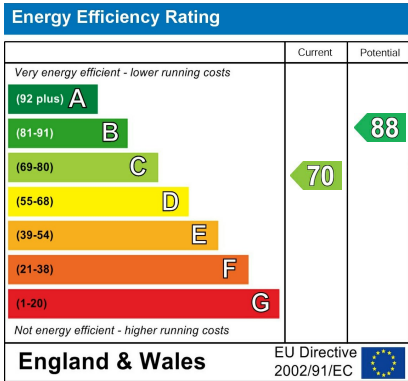




Total area: approx. 59.8 sq. metres (643.8 sq. feet)



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.



Washington Street, Accrington, BB5 6PH

£70,000

TWO BEDROOM MID TERRACE PROPERTY WITH SHARED YARD IN THE HEART OF ACCRINGTON

Nestled on Washington Street in the vibrant town of Accrington, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking a comfortable living space. Upon entering, you are welcomed into a spacious and bright lounge, perfect for relaxation or entertaining guests. The separate kitchen is functional and ready for your culinary adventures, providing ample space for meal preparation. The modern bathroom adds a touch of contemporary style, ensuring convenience and comfort. One of the highlights of this property is the shared yard, offering a pleasant outdoor space for enjoying the fresh air or hosting gatherings. The location is particularly advantageous, as it is situated close to local amenities, ensuring that shops, schools, and parks are just a short stroll away. This delightful home is ready to move into, allowing you to settle in without delay. With its appealing features and prime location, this property represents a fantastic investment opportunity in the heart of Accrington. Don't miss your chance to make this lovely house your new home.

Washington Street, Accrington, BB5 6PH

£70,000

2 1 1 C

- Two Bedroom Mid Terrace Home
 - Bright Reception Room
 - On Street Parking
 - Council Tax Band A
- Fantastic Investment Opportunity
 - Spacious Kitchen
 - EPC Rating C
- Great First Time Buyer Home
 - Shared Rear Yard
 - Tenure Leasehold

Ground Floor

Reception Room
13'8 x 13'7 (4.17m x 4.14m)

Kitchen
12'8 x 11'10 (3.86m x 3.61m)

First Floor

Landing
13'9 x 2'8 (4.19m x 0.81m)

Bedroom One
13'11 x 13'7 (4.24m x 4.14m)

Bedroom Two
10'7 x 9'3 (3.23m x 2.82m)

Bathroom
6'1 x 5'1 (1.85m x 1.55m)

External

Rear
Shared yard.

