Farrow & Farrow
ESTATE & LETTING AGENTS

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ESTATE & LETTING AGENTS







- Manchester Road, Baxenden, Accrington
- End Stone Back to Back Cottage
- Reverse Living Accommodation
- 1 Bed Plus Shower Room
- Open Plan Lounge / Kitchen
- Ideal First Home or Buy to Let Investment
- On Bus Routes
- No Chain Delay!

468, Manchester Road, Accrington, BB5 2QL

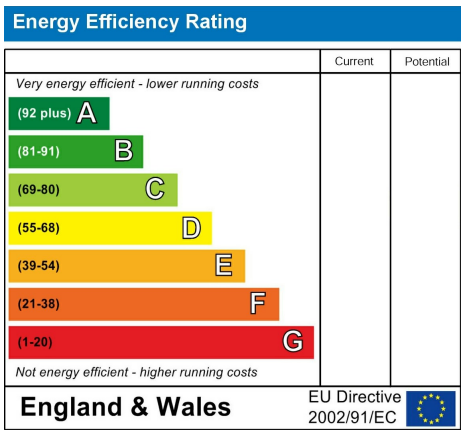
£90,000
Offers Over

468, Manchester Road, Accrington, BB5 2QL

Offered to the market with No Onward Chain, this beautifully renovated one-bedroom stone end back to back cottage combines stylish interiors with excellent convenience. Featuring a reverse level accommodation with open plan lounge / kitchen, modern finishes throughout, gas central heating and double glazing, the property is perfectly suited to first-time buyers, downsizers or buy-to-let investors. Ideally positioned on Manchester Road, it enjoys easy access to local amenities, excellent transport links and nearby commuter routes.







Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the autho rity to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Offered to the market with No Onward Chain, this superbly presented one-bedroom stone end back to back cottage has been thoughtfully renovated throughout, creating a stylish and low-maintenance home ready to move straight into.

The accommodation offers a welcoming entrance vestibule and hallway, leading to a ground floor bedroom and access to the basement. Stairs up to first floor landing and a lovely open plan living / kitchen. The kitchen is fitted with a range of modern units and providing ample space for both cooking and storage. Access to the shower room, finished to a good standard with good fixtures.

The property has previously been a good buy to let investment and a current market rental figure of £550 pcm would be attainable.

Further benefits include gas fired central heating, double glazing, upgrading consumer unit and tasteful décor throughout, making this an ideal purchase for buyers looking for a home requiring little or no work.

Situated in the popular Baxenden area, the property enjoys a convenient location, together with excellent public transport links and easy access to the M65, making commuting to Blackburn, Burnley and Manchester straightforward.

Whether you’re taking your first step onto the property ladder, looking to downsize or seeking a ready-made buy-to-let investment, this charming cottage represents an excellent opportunity. Early viewing is highly recommended.

Vestibule 4'2" x 3'5"

Hallway 11'2" x 6'11"

Bedroom 11'9" x 12'1"

Basement 14'9" x 7'11"

Landing 2'8" x 11'8"

Open Plan Lounge / Kitchen 12'0" x 16'0"

Shower Room 6'6" x 5'10"

Agents Notes

Disclaimer



