



Barnes Street, Accrington, BB5 5PF

Offers Over £80,000

AN ENVIABLE TERRACED PROPERTY WITH A TENANT IN SITU

Nestled on Barnes Street in the charming area of Clayton Le Moors, this enviable mid-terraced house, dating back to the 1920s, presents an exceptional opportunity for both first-time buyers and seasoned investors alike. The property has been beautifully maintained and is ready for immediate occupancy, making it an ideal rental investment to enhance any landlord's portfolio.

Inside, the house boasts two well-proportioned bedrooms, providing ample space for comfortable living. The open-plan kitchen is designed for modern convenience, seamlessly connecting to a spacious lounge that invites relaxation and social gatherings. The contemporary bathroom adds a touch of luxury, ensuring that all essential amenities are met with style.

One of the standout features of this property is its prime location. Just a stone's throw away from local amenities, residents will enjoy easy access to shops, cafes, and essential services. Furthermore, the property is well-connected to major network and motorway links, making commuting a breeze.

With a tenant already in situ, this property is not only a delightful home but also a sound investment opportunity that should not be overlooked. Whether you are looking to expand your property portfolio or seeking a charming residence in a vibrant community, this terraced house on Barnes Street is truly a gem waiting to be discovered.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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- Mid Terraced Property
 - Two Bedrooms
 - Council Tax Band A
 - On Street Parking
- One Reception Room
 - Three Piece Bathroom
 - EPC Rating C
- Dining Kitchen
 - Enclosed Rear Yard
 - Tenure Leasehold

Ground Floor

Entrance Vestivule

Rock front door opens into the entrance vestibule with a further door to the lounge.

Lounge

14'9" x 13'2" (4.5 x 4.01)

UPVC double glazed widow, two central heating radiators, centrepiece fireplace, television point, wood effect flooring and a door to the kitchen.

Kitchen

12'10" x 12'8" (3.91 x 3.86)

Light wood wall and base units with marble effect worktops and tiled spashbacks, inset stainless steel sink, drainer and mixer tap, four ring electric hob with built-in oven and extractor fan, space for fridge / freezer, plumbing for washing machine, central heating radiator, smoke alarm, UPVC French doors to the rear, stairs leading to the first floor and useful under stairs storage area.

First Floor

Landing

Smoke alarm, loft access, central heating radiator, built-in storage and doors to two bedrooms and bathroom.

Bedroom One

11'9" x 9'0" (3.58 x 2.74)

UPVC double glazed window, central heating radiator and fitted rails.

Bedroom Two

11'3" x 10'5" (3.43 x 3.18)

UPVC double glazed window, central heating radiator and feature alcove.

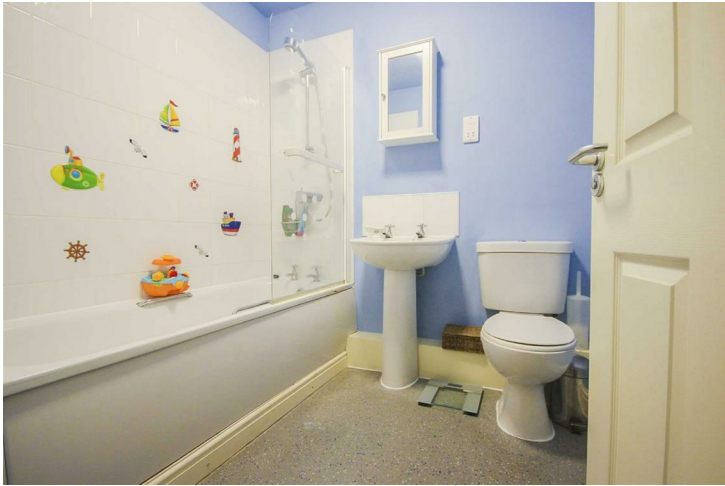
Bathroom

Three piece white suite comprising close couple WC, pedestal wash basin, panelled bath with screen and direct feed shower over and, a central heating radiator.

External

Rear

Enclosed stone flagged yard.



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