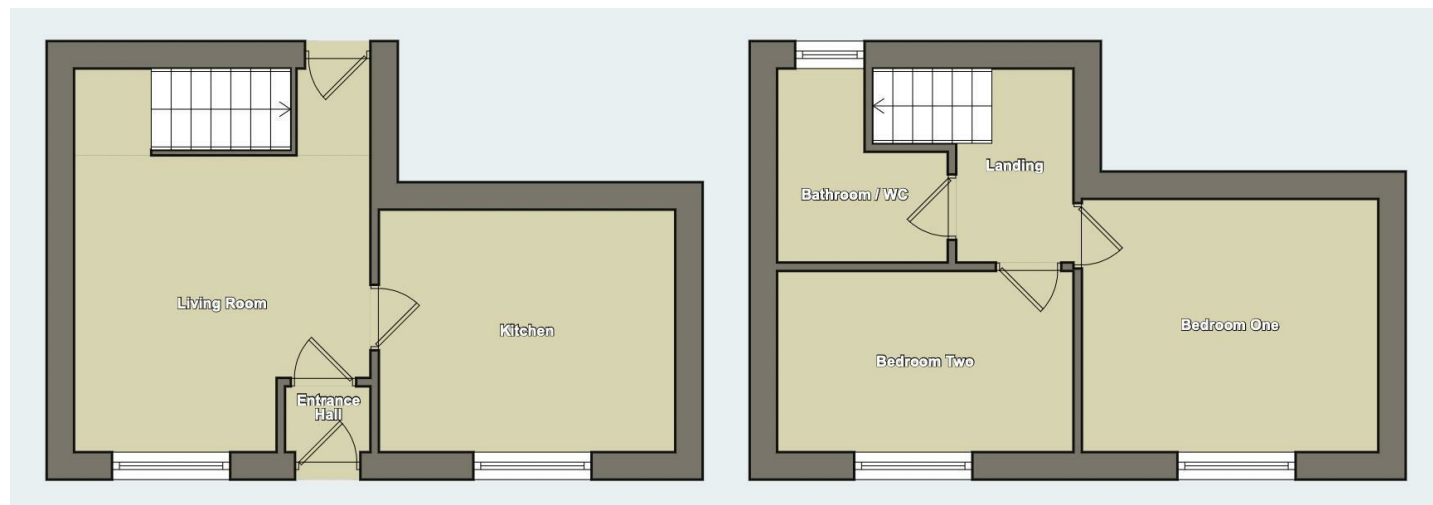


**Viewings**  
 Viewings by arrangement only.  
 Call 0114 4830038 to make an appointment.

**Vendors Comments**  
 Add text here

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>89</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | <b>47</b>               |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



**7 George Street, Accrington, BB5 0HD**

**Guide price £60,000**

- Guide price £60,000 - £65,000
- Ideal for an investor or first time buyer
- No vendor chain
- Early viewing highly recommended
- Priced to sell
- In need of modernisation
- Popular location
- EPC Grade E

# 7 George Street, Accrington BB5 0HD

GUIDE PRICE £60,000 - £65,000

Excellent opportunity to acquire this ATTRACTIVELY PRICED, two bedroom mid terrace property, which does require SOME MODERNISATION. The property is available with NO VENDOR CHAIN and is PRICED TO SELL.

Ideal for a first time buyer or investor who is looking too expand their rental portfolio. Based on current rental comparables we believe the rental value to be approximately £600pcm.

In brief the accommodation comprises: entrance hall, living room, kitchen, two first floor bedrooms and a bathroom/WC. Garden to the rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade E.



Council Tax Band: A

