



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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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9 George Street, Accrington, BB5 0HD

Guide price £65,000

- Guide price £65,000 - £70,000
- Ideal investment opportunity
- Well presented
- Popular Accrington location
- Excellent public transport links
- Sold with tenant in situ paying £575pcm
- Two bedroom end terrace property
- Spacious accommodation on offer
- Close to local amenities
- No vendor chain

9 George Street, Accrington BB5 0HD

GUIDE PRICE £65,000 - £70,000

SOLD WITH TENANT IN SITU PAYING £575PCM

AN EXCELLENT OPPORTUNITY to acquire this very good size and well presented two bedroom end terrace property, offered to the market with a tenant in situ and therefore likely to be of particular interest to investors seeking an income-producing property from day one.

Situated in the highly popular location of Accrington, the property is well placed for access to a wide range of local amenities, shops, schools and public transport links, making it a practical and convenient home in a well-established residential area.

The accommodation is well proportioned throughout and briefly comprises of a lounge and dining kitchen to the ground floor. To the first floor there are two bedrooms and a bathroom/W.C. Externally, there is a shared yard to the rear.

This is a well presented property offering generous accommodation and an attractive opportunity for those looking to acquire a tenanted investment in a popular rental location.

An early viewing is highly recommended to avoid disappointment.

EPC Grade D



Council Tax Band: A

