



## 2 bed terraced house to buy in

Accrington Road, Blackburn, Lancashire, BB1 2AH

**£110,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ IDEAL INVESTMENT OPPORTUNITY
- ✓ SELLING WITH A TENANT IN SITU
- ✓ LOUNGE
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Other
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

IDEAL INVESTMENT OPPORTUNITY this two bedroom terraced property conveniently situated in the Intack area of Blackburn.

- \*\* selling with a tenant in situ \*\*\*

Please note there is no AST and we have not been provided with an EICR to the property. Should one be provided, we will add them to the legal pack. Please ensure you read the legal pack prior to bidding.

This property is located in the popular commuter area of Accrington road, allowing for easy routes to Blackburn Town Centre, Accrington and easy motorway connections. It is located near St Thomas Primary School, and has a large selection of local amenities.

The property comprises of: Lounge, kitchen/diner, utility, two bedrooms and a bathroom. There is a yard to the rear outside.

Ground Floor

Entrance

Dimensions: 1.0m x 1.0m

The entrance comprises of: External uPVC double glazed door, coving, laminate effect lino to the floor.

Hallway

Dimensions: 3.2m x 1.0m

The hall comprises of: Ceiling light, double radiator, internal wooden door with glass panel, stairs to the first floor, carpet to the floor.

## Lounge

Dimensions: 3.3m x 4.2m

The lounge comprises of: uPVC double glazed window, internal wooden door with glass panel, ceiling light, wall lights x 2, double radiator, TV/Phone, carpet to the floor.

## Kitchen/Diner

Dimensions: 4.5m x 3.5m

The kitchen/diner comprises of: uPVC double glazed window, ceiling light, wall & base units, free standing gas oven, double radiator, laminate effect lino to the floor.

## Utility

Dimensions: 2.6m x 2.0m

The utility area comprises of: uPVC double glazed window, stainless steel sink with drainer and mixer tap, internal wooden door with glass panel, double radiator, plumbed for a washing machine, uPVC double glazed door that leads to the rear yard.

## First Floor

### Landing

Dimensions: 2.7m x 1.0m

The landing comprises of; Ceiling light, and carpet to the floor.

### Bedroom One

Dimensions: 4.25m x 4.5m

Bedroom one comprises of: uPVC double glazed window, internal wooden door, ceiling light point, double radiator, double wardrobes and carpet to the floor.

### Bedroom Two

Dimensions: 2.4m x 2.7m

Bedroom two comprises of: uPVC double glazed window, internal wooden door, ceiling light point, double radiator and carpet to the floor.

## Bathroom

Dimensions: 3.5m x 1.6m

The bathroom comprises of: uPVC double glazed window, ceiling light point, hand wash basin, W. C, bath with an overhead shower, cupboard and tiled effect lino to the floor.

Outside

Outside there is a yard.

FOR SALE BY AUCTION: Starting Bids £115,000 Terms and conditions apply. Being Sold via Secure online bidding.

All descriptions in this brochure are the opinions of Crown Estate and Letting Agents and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Crown Estate and Letting Agents and no warranty can be given or implied as to their working order.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Other

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Accrington Road, Blackburn, Lancashire, BB1 2AH

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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