



St James Road
Church
Accrington
Lancashire
BB5 4JP

Offers in Excess of £106,000

bettermove

St James Road

Accrington

Bettermove are proud to present this 2 bedroom terraced house in Accrington available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has on street parking available.

The council tax band is A.

This is a leasehold property with 999 years from 1891; there is a peppercorn ground rent.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Accrington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M65, A56 and many local bus and train routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

Out Building = 7.5 sq m / 81 sq ft
 Total = 110.7 sq m / 1192 sq ft
 (Including Attic Room)

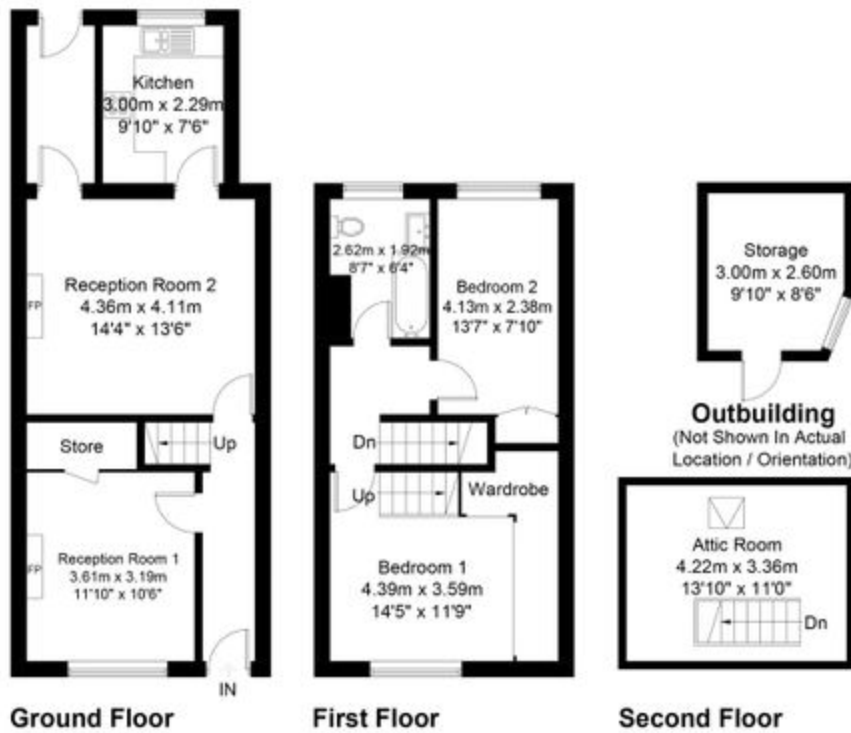


Illustration for identification purposes only, measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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