



4 Sharples Street, Accrington, Lancashire  
BB5 0HQ



## PROPERTY DESCRIPTION

!! Investment Opportunity !! Offered for sale with the current long standing tenant in situ, this two bedroom mid terrace property occupies a popular location, and is sure to catch the eye of anyone looking for a buy to let investment. The current rent is £400PCM, and all the relevant certification is in place. The accommodation comprises of: one welcoming reception room, a fitted kitchen, two first floor bedrooms and a three piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. EPC - D. Council Tax - Band A. Early viewing is considered a must!

## FEATURES

- Investment Opportunity - Offered for sale with a tenant in situ
- Popular central location
- Ideal for anyone looking for a buy to let investment
- Current rent is £400PCM
- All the relevant certificates are in place
- One welcoming reception room
- Fitted Kitchen
- Two first floor bedrooms
- Three piece bathroom suite
- Low maintenance rear yard
- Warmed by gas central heating
- EPC - D
- Council Tax Band A
- Early viewing a must!



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

#### Sitting Room

4.19m x 4.01m (13' 9" x 13' 2")

#### Kitchen

3.86m x 4.01m (12' 8" x 13' 2")

### First Floor

#### Bedroom One

3.66m x 4.09m (12' 0" x 13' 5")

#### Bedroom Two

2.99m x 2.18m (9' 10" x 7' 2")

#### Bathroom

### Outside

#### Yard

### Further Information

#### Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground rent is £1.05.

The property is located in an area considered low risk for surface water flooding.

Broadband and mobile coverage is offered by a number of providers and ultrafast is available.

Council Tax is Band A.

