

Edleston Street, Accrington, Lancashire. BB5 0HG

£60,000 Leasehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

EXCITING INVESTMENT OPPORTUNITY SOLD WITH SITTING TENANT! Situated in the convenient location of Accrington stands this well presented, three bedroom property which boasts generous room sizes and currently achieves an attractive yield with the rent currently at £555pcm.

Upon entering the property you are greeted by an entrance vestibule opening up into the generous, bright and airy lounge. Completing the ground floor is the kitchen/diner which benefits from plentiful storage in the form of base and eye level units with space for freestanding appliances. On the first floor off the landing is the master bedroom along with a further double bedroom and a good sized single bedroom. There is also a three piece family bathroom suite in white. The property is warmed via gas central heating and is fully double glazed throughout.

The property is located in a popular location due to the excellent amenities close by. This property benefits from off street parking and a low maintenance rear garden.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited,

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Rent Review which includes a 5% starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to accept any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

- Currently Achieving £555 pcm
- Popular Location
- Three Bedrooms
- Council Tax Band A; Not on a Water Meter
- Leasehold (86 years remaining)

ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet flooring, uPVC double glazed front door.

Lounge

13' 05" x 12' 04" (4.09m x 3.76m)

Carpet flooring, storage, uPVC double glazed window, panel radiator, TV point,

Kitchen/Diner

13' 04" x 13' 01" (4.06m x 3.99m)

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, plumbed for washing machine, space for gas cooker, space for fridge freezer, tiled splash backs, wall mounted boiler, door to rear, uPVC double glazed window and panel radiator.

First Floor

Landing

Bedroom One

13' 4" x 8' 6" (4.06m x 2.59m)

Double with carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Two

10' 3" x 6' 6" (3.12m x 1.98m)

Single with carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Three

Double with carpet flooring, uPVC double glazed window, panel radiator.

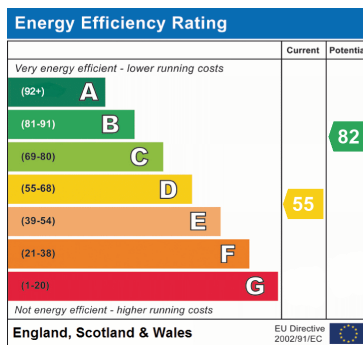
Bathroom

7' 7" x 6' 11" (2.31m x 2.11m)

Three piece in white including shower enclosure with mains fed shower, vinyl flooring, tiled splashbacks, panel radiator.



FLOORPLAN & EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.