



54 Fairfield Street, Accrington, BB5 0LD Offers in excess of £140,000

**** OFFERED WITH NO ONWARD CHAIN ** SEMI DETACHED BUNGALOW ****

A great chance to buy this spacious semi detached bungalow which is located among other similar residential properties and conveniently placed within reach of the local amenities. Accrington is a town located to the east of Blackburn and is a former centre for the cotton and textile industry, with many traditional homes along with access via the M65 into Blackburn & Burnley. The town has plenty of bars, shops, supermarkets, schools and leisure facilities and will appeal to many.

This home offers space and light and briefly consists: front entrance door into hall, door to living room, fitted kitchen, three bedrooms and the house bathroom.

To the front is an lawn and pathway leading to the side and rear. A further enclosed garden to the rear with fence to the perimeter.



Disclaimer

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Leasehold Information

898 years remaining on the lease
 Ground rent: £12.16s.8 d per annum
 Maintenance charge: £0

This information is provided by the vendor and should be verified during the conveyancing process.

