

LOT

7 Royds Street, Accrington, Lancashire BB5 2JQ

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Guide price\* £30,000 +



**A two bedroom mid terraced property now requiring a scheme of updating and refurbishment.**

#### Location

This property is located in an established residential area popular with tenants and is part of a local regeneration area in Accrington. The town centre is within walking distance of the house and features local amenities, shops and facilities, it's also within close proximity to major commuter links A56 and M65 and Accrington station so ideal for commuters.

#### Description

A two bedroom mid terraced property, now vacant with double glazing and central heating (not tested). The property now requires a scheme of updating and refurbishment and will appeal to investors or landlords.

**Ground Floor** Entrance hall, lounge, dining room and kitchen

**First Floor** Bathroom/W.C and two bedrooms.

**Outside** Rear yard

#### Tenure

Leasehold

#### EPC

Energy Efficiency Rating D

#### Auction Valuer

Lucy Crapper NAVA

#### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or Entwistle Green Blackburn 01254 416096

#### Note

This property not been internally inspected by Blundells Auctions or the associated agent at the time of print