



Carter Street, Accrington | BB5 0PY – Offers in the Region Of £49,950



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INTRODUCTION

FOR SALE BY AUCTION | CHAIN FREE | THREE BED TERRACE | RECENTLY REFURBISHED THROUGHOUT | IDEAL FIRST TIME BUY OR INVESTMENT | GOOD SIZED ENCLOSED REAR YARD | CONVENIENT FOR TOWN CENTRE | Being offered to the market with no onward chain delay is this extended terrace which provides deceptively spacious accommodation, the property comprises of a good sized reception room, modern kitchen, three good sized bedrooms and a family bathroom. To the rear is a pleasant enclosed yard. For landlords, we would expect the gross rental yield to be in the region of 10%. Early viewings are highly recommended and can be booked through our Accrington office.

✓ Three Good Sized Bedrooms

✓ Viewing Highly Recommended

✓ Nicely Renovated Throughout

✓ uPVC double glazing and Gas Central Heating

✓ Spacious Rear Yard

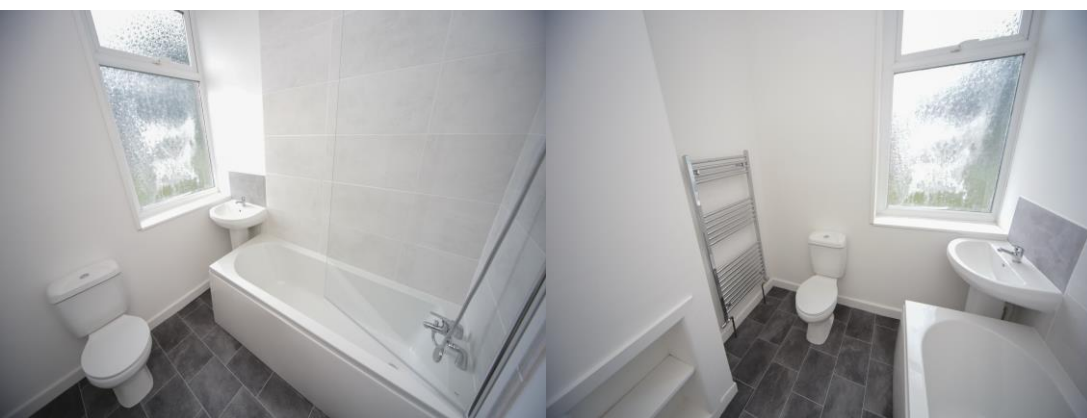
✓ Ideal First Time Buy or Investment



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ACCOMMODATION

Entrance

uPVC double glazed door with frosted glass panel, with small carpet area behind the front door.

Living Room 13' 10" x 14' 8" (4.21m x 4.47m)

uPVC double glazed window to front elevation, carpet flooring, central heating radiator, coving to ceiling, lighting and power points. Storage cupboard housing both gas and electric meter in chimney breast recess.

Kitchen 9' 10" x 14' 8" (2.99m x 4.47m)

uPVC double glazed window and door to rear elevation. Wall and base units in white with contrasting wood effect work surfaces. Electric oven, gas hob and extractor hood, wood effect up risers and a stainless steel effect splash back. Single stainless steel drainage sink, plumbing for a washing machine and a breakfast bar. Vinyl tile effect flooring, central heating radiator, Heatline boiler, lighting and power points. Access to under stairs storage which has electric points.

Staircase and Landing

Carpet flooring and lighting.

Master Bedroom 14' 0" x 6' 11" (4.26m x 2.11m)

uPVC double glazed window to front elevation, carpet flooring, central heating radiator, lighting and power points.

Bedroom 2 10' 9" x 7' 5" (3.27m x 2.26m)

uPVC double glazed window to front elevation, carpet flooring, central heating radiator, lighting and power points,

Bedroom 3 13' 0" x 7' 0" (3.96m x 2.13m)

uPVC double glazed window to rear elevation, carpet flooring, central heating radiator, lighting and power points. Access to loft space.

Bathroom 6' 8" x 7' 1" (2.03m x 2.16m)

uPVC double glazed frosted window to rear elevation, tile effect vinyl flooring, central heating chrome towel rail, partially tiled elevations Three piece suite comprising of; low level WC, hand wash basin and paneled bath. Built in storage to chimney breast.

Externally

The rear yard is fully enclosed with gated access to the back alley.



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Andrew Nickson

Sales Negotiator

Council Tax Band: A
Tenure: Leasehold

Energy Performance Certificate

7, Carter Street, ACORNTHORPE, BEDFORD
 Dwelling type: Semi-detached house
 Date of certificate: 09 April 2017
 Assessor: Mr. J. Smith

Reference number: 019-288-1724-9803-101
Trust assessment: Not applicable
Total floor area: 614 sq. m, excluding porch

Current energy rating: D
Potential energy rating: B

Current energy costs of dwelling for 3 years: £939
Potential energy costs of dwelling for 3 years: £645

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 188 over 3 years	£ 188 over 3 years	
Heating	£ 750 over 3 years	£ 457 over 3 years	You could save £ 293
Totals	£ 938 over 3 years	£ 645 over 3 years	You could save £ 293

CO2 emissions

	Current	Potential
CO2 emissions (tonnes per year)	2.1	1.5

The figures show how much energy your household would use to heat and hot water this property for heating and hot water. The figures also show how much energy you could save by improving the energy efficiency of your property. The figures are based on the current energy rating of your property. The figures are based on the current energy rating of your property. The figures are based on the current energy rating of your property.

Energy efficiency rating

The graph shows the current energy efficiency of your property. The graph shows the current energy efficiency of your property. The graph shows the current energy efficiency of your property.

Recommendations

1. Improve insulation (Cavity wall insulation and TRVs)
 2. Floor insulation (suspended floor)
 3. Heating controls (thermostats and TRVs)

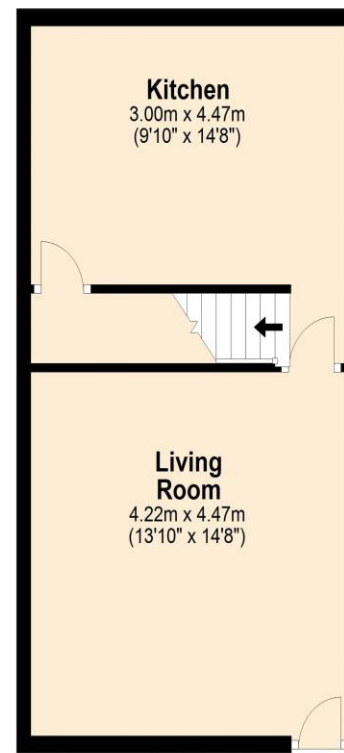
See page 3 for a full list of recommendations for this property.

How much you can save

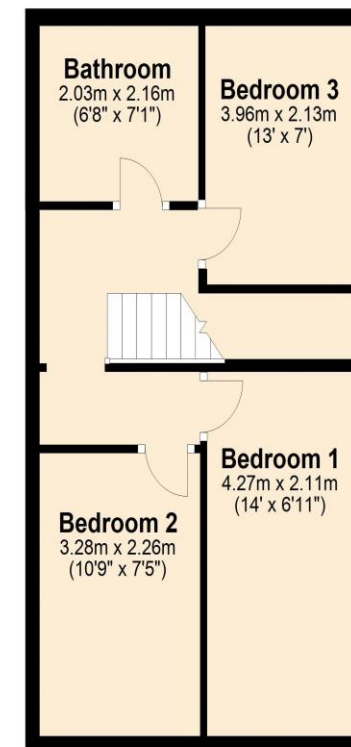
Recommendation	Estimated savings over 3 years
1. Improve insulation (Cavity wall insulation and TRVs)	£ 800 - £1,000
2. Floor insulation (suspended floor)	£ 800 - £1,200
3. Heating controls (thermostats and TRVs)	£ 300 - £400

See page 3 for a full list of recommendations for this property.

Ground Floor



First Floor



Head Office
7 St James Street
Accrington
BB5 1NE
01254 234 242

Rishton Office
67-69 High Street
Rishton
BB1 4LD
01254 883030

Burnley Office
24 Manchester Road
Burnley
BB11 1HH
01282 412777

Lettings Office
349 Union Road
Oswaldtwistle
BB5 3HS
01254 883819

Darwen Office
Green Street
Darwen
BB3 1AG
01254 772244

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PROTECTED

IMPORTANT: Viewing – By appointment with the agents
Market Appraisal – If you are thinking of selling your existing home Duckworths would be pleased to provide a market appraisal of it, completely without obligation.
Fixture & Fittings – All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded
 The condition of the heating system and/or other appliances are not known.
Photographs – Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property
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