



## 2 bed house (unspecified) to buy

Harrington Street, 25 Harrington Street,  
Accrington, Accrington, BB5 4DF

**£110,000** Starting Bid

🏠 x2 🚗 x1 🚻 x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ KITCHEN
- ✓ Additional loft room
- ✓ Private back yard area
- ✓ Being sold via 'Secure Sale
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid - £110000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This two-bedroom mid-terraced house requiring modernisation presents an exceptional opportunity for those seeking a property they can put their own stamp on or investor in search of their next project. The property features a welcoming traditional stone façade with a private entrance and off-road parking directly in front, complemented by double-glazed windows for added energy efficiency and comfort. Internally, the house offers a thoughtfully arranged layout, with bright, neutral décor and ample natural light throughout. The ground floor comprises a spacious and inviting living room, boasting a striking stone-clad feature wall and a cosy fireplace, perfect for relaxing evenings and an additional reception room that could be used for a variety of uses. The well-appointed kitchen is fitted with an integrated oven and gas hob and generous cabinetry, providing ample storage and a functional workspace. Tiled walls, laminate and vinyl flooring, and a window that floods the area with natural light ensure both practicality and comfort.

The first floor encompasses two generously proportioned bedrooms, each benefitting from large windows and built-in wardrobes for excellent storage solutions. Neutral carpet and soft wall colours enhance the sense of warmth and provide a versatile backdrop for personalisation. The family bathroom has been updated to a high standard, featuring a modern shower enclosure with sleek glass, tiled walls for a fresh and clean look, and a stylish vanity unit with integrated storage. Ample natural light and additional storage options ensure the bathroom remains both bright and functional. The upper landing and hallways are finished with elegant textured wallpaper, wooden and white panel doors, contributing to the home's classic and inviting aesthetic. The property benefits from an additional loft room offering extra space and flexibility. The attic room creates an ideal extra space for potential buyers.

Externally, the property offers a private, low-maintenance paved patio to the rear, providing an ideal space for outdoor relaxation or small gatherings. The enclosed yard includes a practical storage shed and utility area, ensuring efficient use of space for gardening tools and waste management. The front of the property is equally appealing, with a paved approach and traditional stonework. This mid-terraced house blends historic charm with modern comforts, making it a fantastic choice for first-time buyers, professionals, or those seeking a welcoming home with easy access to local amenities. Early viewing is highly recommended to fully appreciate all this delightful property has to offer.

EPC Rating: D

#### General Downstairs Description

The property offers a well-proportioned ground floor layout featuring two reception rooms and a fitted kitchen. The first reception room is bright and welcoming, with a large window to the front aspect allowing plenty of natural light. It includes a central feature fireplace and is finished with neutral tones, creating a versatile space.

The second reception room provides additional living space and showcases a distinctive stone-effect feature wall with a fireplace, adding character to the home. This room also benefits from a generous window and a practical layout, ideal for a variety of uses.

To the rear, the kitchen is fitted with a range of wall and base units in a light wood finish, complemented by contrasting work surfaces and tiled splashbacks. The design incorporates an integrated oven and hob, with ample storage and workspace throughout.

#### General Upstairs Description

The first floor comprises two well-sized bedrooms and a modern shower room. The main bedroom is bright and spacious, featuring a large window that allows plenty of natural light to flow through. The neutral décor and high ceiling create a sense of openness, making it an ideal space for personalisation.

The second bedroom offers a practical layout, perfect for use as a guest room, child's bedroom, or home office.

The shower room is finished in a clean, contemporary style with a walk-in shower enclosure, low-level WC, and vanity wash basin with storage. The space is complemented by tiled walls, flooring and a frosted window for privacy. There is an additional loft room that could be utilised for a variety of different uses.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: House (unspecified)

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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