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2 & 4 Argyle Street, Accrington, Lancashire BB5 1DQ

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

### Description

An end of terraced building which has been converted to provide two × two bed roomed self-contained flats benefiting from double glazing and central heating. The flats are both currently let by way of Assured Shorthold Tenancies producing a total rental income of £11,400 per annum.

### Situated

On the corner of Argyle Street and Malt Street in a popular and well established residential location within close proximity of local amenities and transport links.

### Ground Floor

**Flat 2** Hall, Lounge, Kitchen, Two Bedrooms, Shower Room/WC  
Stairs to Flat 4

### EPC Rating

Both flats are D

### First Floor

**Flat 4** Hall, Lounge, Kitchen, Two Bedrooms, Shower Room/WC

### Outside

Yard to the rear.

### Note

Please note that Sutton Kersh have not inspected the property internally and all details have been provided by the vendor.

