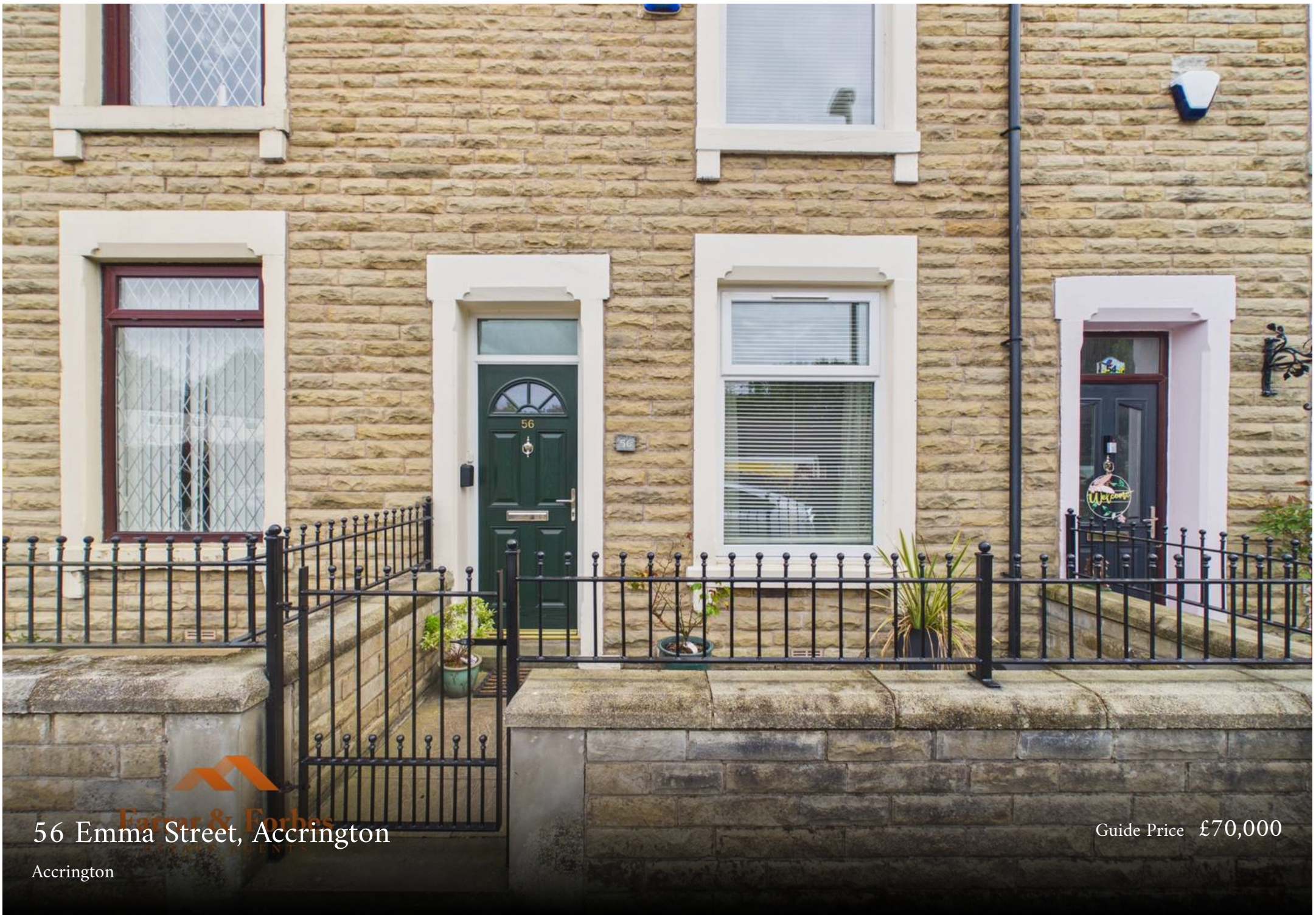




  
56 Emma Street, Accrington  
Accrington

Guide Price £70,000



# By Auction Via Modern Method Of Auction Full Terms & Conditions Apply Reservation Fee Applies To An Undisclosed Reserve Price

56 Emma Street

Accrington

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional. Presenting a fantastic investment opportunity, this two-bedroom terraced house is offered for sale via the modern method of auction (reservation fee applies).

Ideally suited to investors or those looking for a project, the property requires full renovation, allowing the purchaser to add their own style and value throughout. Internally, the accommodation comprises a welcoming lounge, a separate dining room, and a kitchen area, all of which offer excellent potential for reconfiguration or updating to suit modern living.

Upstairs, there are two well-proportioned bedrooms, each providing ample space for furnishings, as well as a family bathroom. The layout is practical and versatile, making it suitable for a range of buyers, including those seeking a buy-to-let investment or a first-time purchase with scope for improvement.

The house benefits from a garden forecourt to the front and a rear yard, providing practical outside areas. Located close to motorway links, this property offers excellent transport connectivity, making commuting straightforward for professionals or those needing easy access to nearby towns and cities. The area is well-served by local amenities, schools, and public transport, enhancing its appeal as a convenient and accessible place to live.

With its attractive price point and enormous potential, this property represents a rare chance to





**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**

74.6 m<sup>2</sup>

802 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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