



Dryden Street, Clayton Le Moors, BB5 5QF

£149,950

STYLISH THREE BEDROOM MID TERRACE PROPERTY

Welcome to this charming mid-terrace house located on Dryden Street in the desirable area of Clayton Le Moors, Accrington. This modern property is an ideal choice for first-time buyers seeking a comfortable and stylish home.

As you enter, you will be greeted by two inviting living areas, perfect for relaxing or entertaining guests. The contemporary fitted kitchen is both functional and aesthetically pleasing, providing a delightful space for family meals and culinary adventures. The family bathroom is well-appointed, ensuring convenience for all residents.

The property boasts three spacious bedrooms, each adorned with tasteful decor that creates a warm and welcoming atmosphere. This home is ready for you to move in and make it your own, with no need for immediate renovations or updates.

One of the standout features of this property is the lovely rear yard, offering a private outdoor space for enjoying the fresh air, gardening, or hosting summer barbecues.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating TBC
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'1 x 3'1 (1.24m x 0.94m)

Hallway

10'7 x 3'1 (3.23m x 0.94m)

Reception Room One

11' x 10'5 (3.35m x 3.18m)

Reception Room Two

14' x 13'11 (4.27m x 4.24m)

Kitchen

13'11 x 7'1 (4.24m x 2.16m)

First Floor

Landing

8'5 x 6'5 (2.57m x 1.96m)

Bedroom One

14' x 10'11 (4.27m x 3.33m)

Bedroom Two

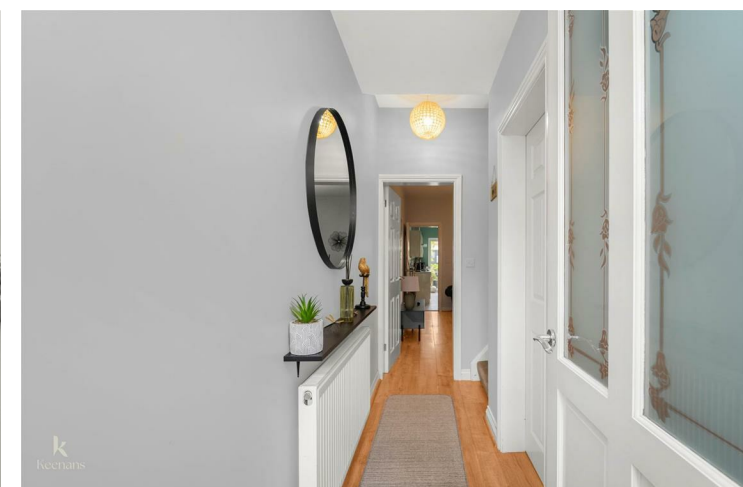
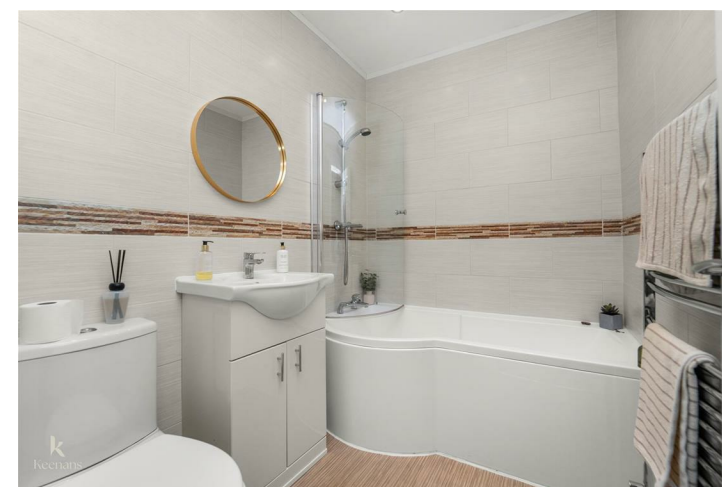
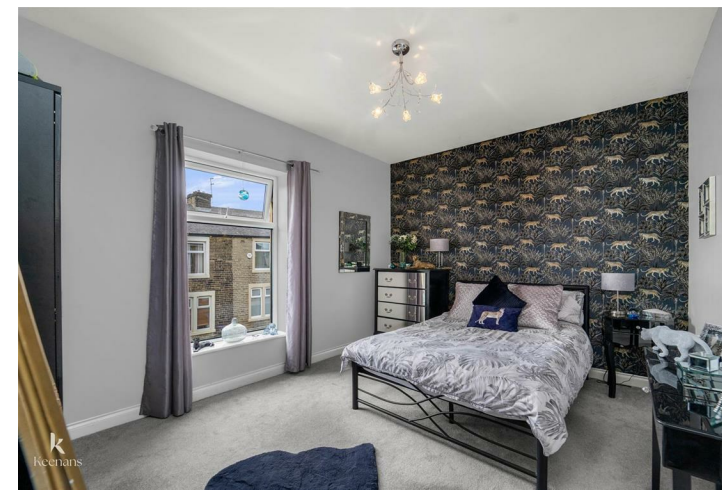
11'3 x 7'1 (3.43m x 2.16m)

Bedroom Three

9'6 x 6'7 (2.90m x 2.01m)

Bathroom

7'3 x 5'7 (2.21m x 1.70m)



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