



## Alexandra Street, Clayton Le Moors, BB5 5SZ

### Offers Over £80,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Presenting Alexandra Street in Clayton Le Moors, Accrington, this enviable mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

As you enter, you are welcomed by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The large kitchen is a standout feature, offering ample space for culinary creations and family gatherings. Additionally, the property boasts both a rear and front porch, enhancing the overall functionality and accessibility of the home.

The family bathroom is thoughtfully designed, catering to the needs of modern living. Outside, the property benefits from a driveway, providing off-road parking, and a rear garden that offers a private outdoor space for leisure and recreation.

Situated in a great location, this home is conveniently close to local amenities, ensuring that shops, schools, and parks are just a short distance away. This property presents an excellent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(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.

# Alexandra Street, Clayton Le Moors, BB5 5SZ

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- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating E
- Two Bedrooms
- Ideal Rental Investment
- Tenure Leasehold
- Three Piece Bathroom Suite
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Porch

4'4 x 3'6 (1.32m x 1.07m)

UPVC double glazed front door, UPVC double glazed windows, partially tiled elevations, tiled flooring and hardwood single glazed frosted door to reception room.

### Reception Room

16'7 x 13'9 (5.05m x 4.19m)

UPVC double glazed window, central heating radiator, spotlights, gas fire, television point, wood effect flooring, door to kitchen and stairs to first floor.

### Kitchen

13'8 x 10'6 (4.17m x 3.20m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, wall mounted Viessman boiler, spotlights, wood effect flooring, open to under stairs storage and hardwood door to rear.

## First Floor

### Landing

9'4 x 6'0 (2.84m x 1.83m)

Doors leading to two bedrooms and bathroom.

### Bedroom One

13'8 x 13'3 (4.17m x 4.04m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Two

8'3 x 7'9 (2.51m x 2.36m)

UPVC double glazed window, central heating radiator and spotlights.

### Bathroom

10'7 x 4'11 (3.23m x 1.50m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, part wood panelled elevations and tiled effect flooring.

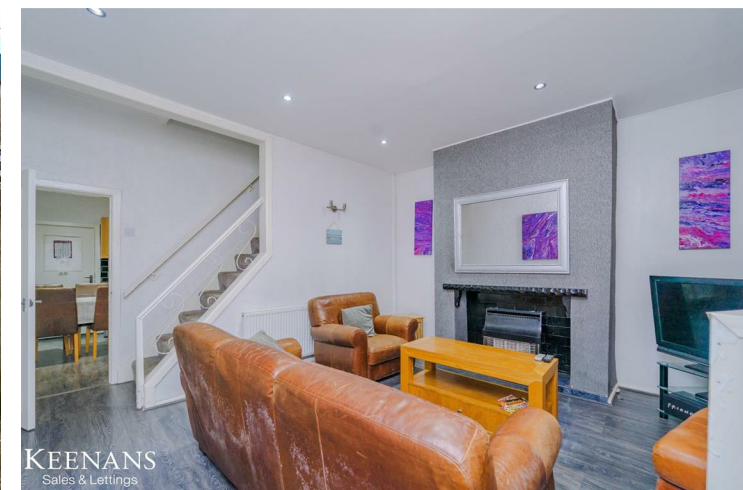
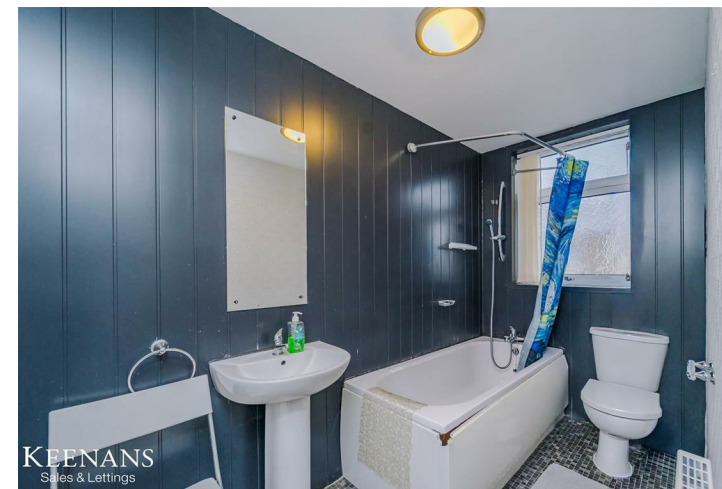
## External

## Rear

Enclosed yard with gate to shared access.

## Front

Forecourt with paving and bedding area.



Tel: 01254389384

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