




| Energy Efficiency Rating                    |  | Current                 | Potential   |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs |  |                         |   |
| (92 plus) A                                 |  |                         | 86  |
| (81-91) B                                   |  |                         |   |
| (69-80) C                                   |  | 69                      |   |
| (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.

## Pickup Street, Clayton Le Moors, BB5 5NS

### Offers Over £80,000

SPACIOUS TERRACED HOME CLOSE TO LOCAL AMENITIES

Welcome to Pickup Street in the area of Clayton Le Moors, Accrington, this mid terraced house presents an excellent opportunity for both first time buyers or investors. With two well proportioned bedrooms, this spacious home offers a comfortable living environment, perfect for those looking to settle down or expand their property portfolio.

The property features a welcoming reception room that provides a versatile space for relaxation and entertaining. The layout is designed to maximise space and light, creating an inviting atmosphere throughout. The house is conveniently located, ensuring easy access to a variety of local amenities, including shops, schools, and parks, making it an ideal choice for families.

Moreover, the proximity to local transport links enhances the appeal of this residence, allowing for effortless commuting to nearby towns and cities. This combination of convenience and comfort makes the property a standout option in the area.

Whether you are embarking on your journey as a homeowner or seeking a promising investment opportunity, this terraced house on Pickup Street is sure to meet your needs. Do not miss the chance to explore this inviting property that perfectly balances modern living with accessibility.

# Pickup Street, Clayton Le Moors, BB5 5NS

Offers Over £80,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating C
- On Street Parking
- Spacious Mid Terraced Property
- Two Double Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Rear Yard Space
- Ideal Investment Opportunity Or First Time Buy
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

Composite door to vestibule.

### Vestibule

3'7 x 3'7 (1.09m x 1.09m)

Door to reception room.

### Reception Room

14'3 x 14'3 (4.34m x 4.34m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, television point and door to kitchen/diner.

### Kitchen/Diner

12'9 x 10'9 (3.89m x 3.28m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work top, composite sink and drainer with mixer tap, integrated oven, four ring gas hob, glass splash back, extractor hood, plumbed for washing machine, space for fridge freezer, tiled floor, stairs to first floor and door to sun room.

### Sun Room

12'2 x 10' (3.71m x 3.05m)

Two UPVC double glazed windows, central heating radiator, tiled floor, UPVC double glazed French doors to rear.

## First Floor

### Landing

9'10 x 5'8 (3.00m x 1.73m)

Doors to two bedrooms and bathroom.

### Bedroom One

13'10 x 11'2 (4.22m x 3.40m)

UPVC double glazed window, central heating radiator, LED spotlights and laminate flooring.

### Bedroom Two

14'5 x 11' (4.39m x 3.35m)

UPVC double glazed window, central heating radiator and laminate flooring.

### Bathroom

10'9 x 5'9 (3.28m x 1.75m)

Central heating towel rail, dual flush WC, pedestal wash basin, tiled bath, tiled elevation, laminate flooring and loft access.

## External

### Rear

Enclosed paved yard with gate to shared access road.



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)