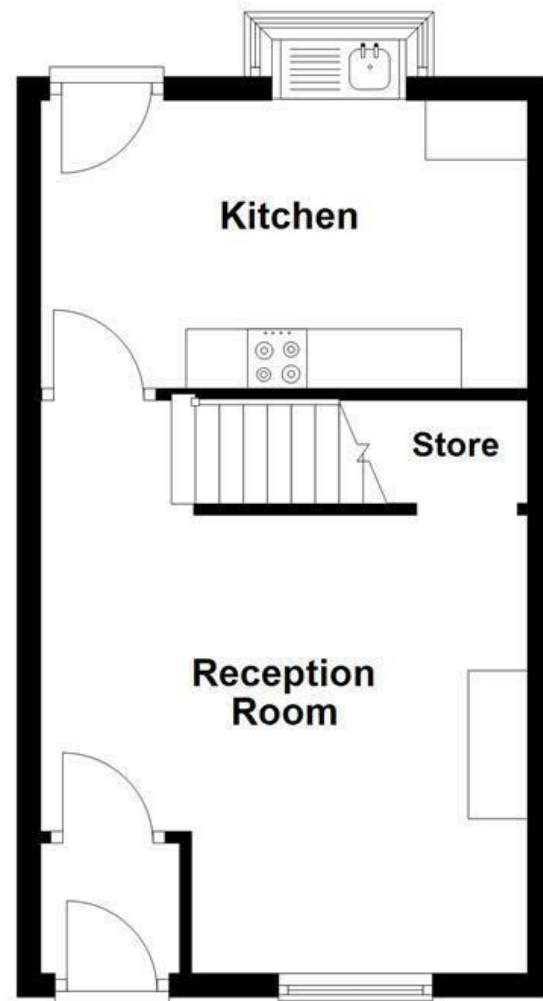
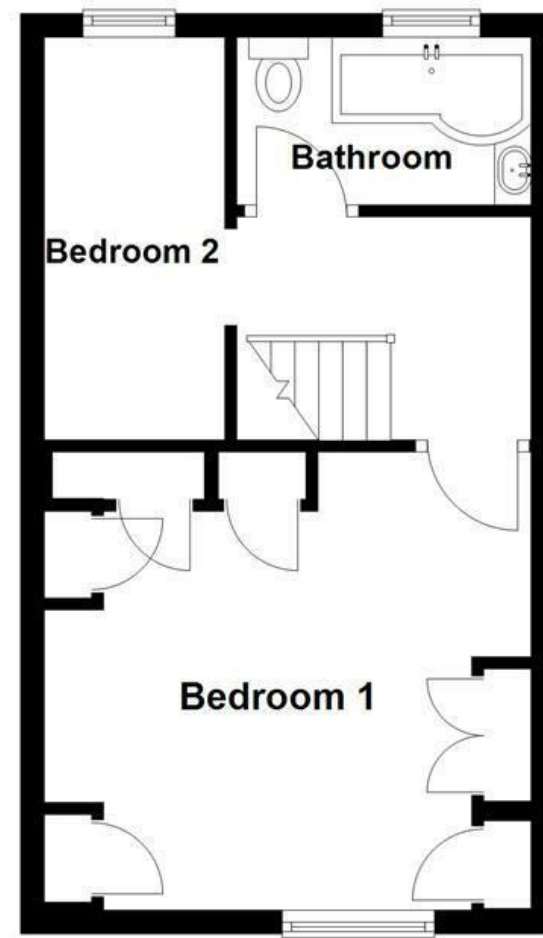


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Lower Barnes Street, Clayton Le Moors, BB5 5SW

Offers Over £75,000

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY

Presenting Lower Barnes Street, Clayton Le Moors, Accrington, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious lounge that invites relaxation and social gatherings, complemented by a contemporary kitchen that is both stylish and functional.

The two generously sized bedrooms provide ample space for rest and personalisation, making it an ideal home for small families or couples. The family bathroom is well-appointed, ensuring convenience for daily routines.

Outside, the property features a rear yard, perfect for enjoying the fresh air or hosting outdoor activities. The location is particularly advantageous, situated close to local schools, amenities, and motorway links, making commuting and daily errands a breeze.

This mid-terrace house is not only a comfortable living space but also a promising investment opportunity in a thriving community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home or investment.

Lower Barnes Street, Clayton Le Moors, BB5 5SW

Offers Over £75,000

 2  1  1  D

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

Ground Floor

Entrance Vestibule

3'10 x 3'7 (1.17m x 1.09m)
UPVC front door, coving, meter cupboard, wood effect flooring and door to reception room.

Reception Room

13'6 x 12'8 (4.11m x 3.86m)
UPVC double glazed window, central heating radiator, coving, electric fire with brick surround, wood effect flooring, under stairs storage, door to kitchen and stairs to first floor.

Kitchen

13'9 x 8'0 (4.19m x 2.44m)
UPVC double glazed box window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, coving, wood effect flooring and UPVC door to rear.

First Floor

Landing

9'9 x 6'0 (2.97m x 1.83m)
Loft access, coving, doors leading to bedroom one, bathroom and open to bedroom two.

Bedroom One

12'7 x 12'7 (3.84m x 3.84m)
UPVC double glazed window, upright central heating radiator and fitted wardrobes.

Bedroom Two

11'0 x 4'11 (3.35m x 1.50m)
UPVC double glazed window, central heating radiator and coving.

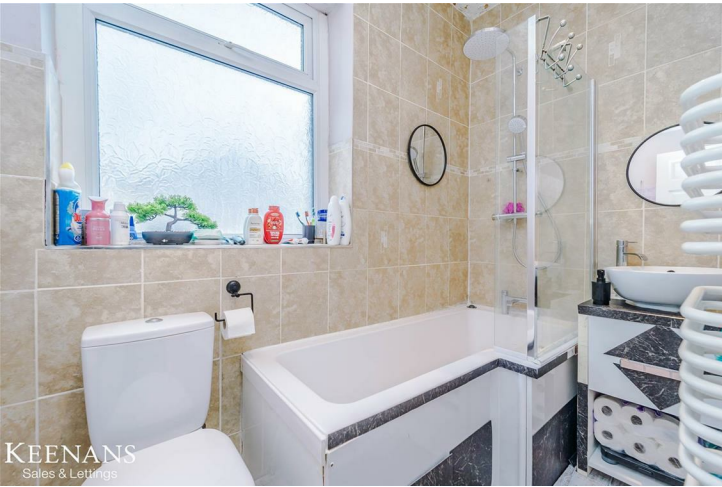
Bathroom

7'10 x 4'7 (2.39m x 1.40m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, L-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, spotlights and wood effect flooring.

External

Rear

Enclosed yard, timber shed and gate to shared access.



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