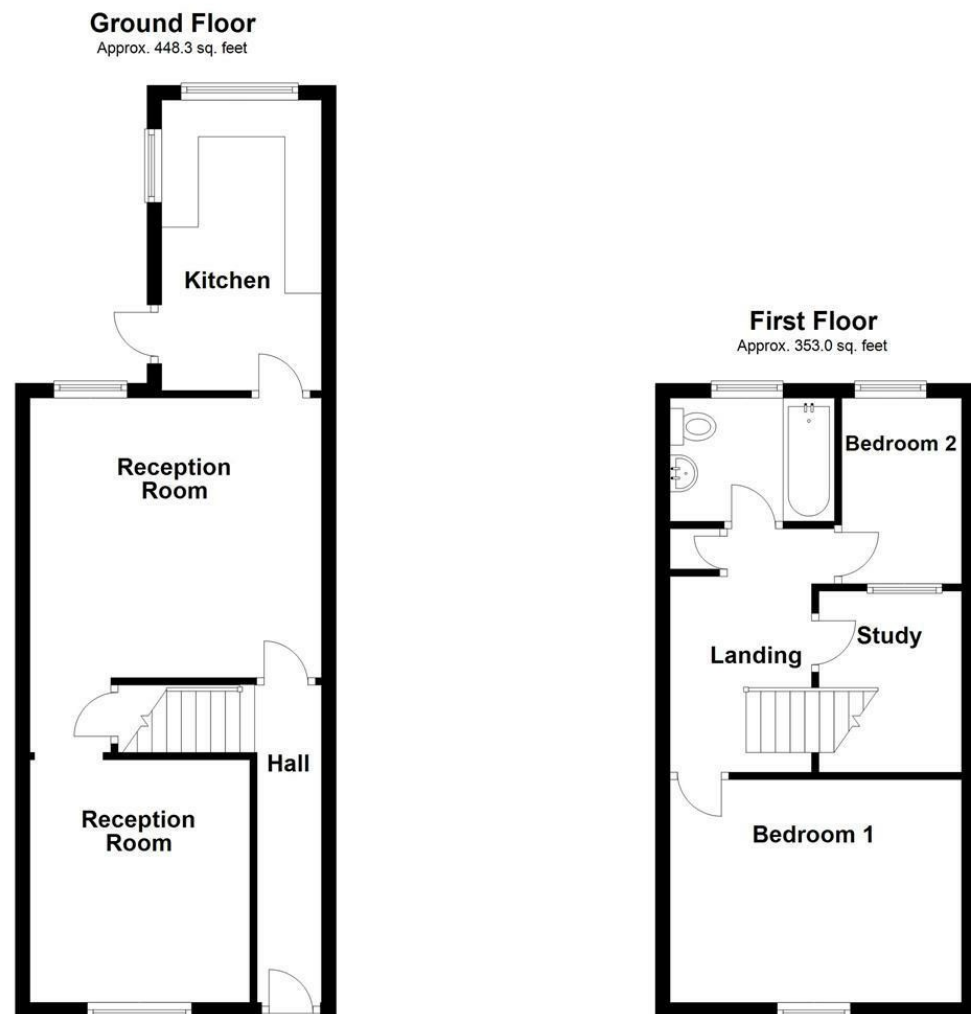




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Atlas Street, Clayton Le Moors, BB5 5LW

Offers Over £110,000

IMPRESSIVE TWO BEDROOM MID TERRACED PROPERTY

Situated on Atlas Street in the area of Clayton Le Moors, Accrington, this charming mid-terraced house presents an excellent opportunity for those seeking a stylish and modern home. The property boasts two generously sized reception rooms, perfect for entertaining guests or enjoying family time.

With two well-proportioned bedrooms, the house also features a versatile study that is currently being utilised as a third bedroom, offering flexibility to suit your needs. The modern kitchen is equipped with contemporary fittings, making it a delightful space for culinary pursuits. The three-piece bathroom suite is both functional and aesthetically pleasing, ensuring comfort for all residents.

The property has been well maintained, showcasing tasteful decor throughout that enhances its appeal. Outside, you will find ample rear yard space, ideal for outdoor relaxation or gardening, along with a quaint courtyard at the front, providing a welcoming entrance to the home.

Situated in a sought-after location, this property is conveniently close to local amenities and transport links, making it an ideal choice for families and professionals alike. This delightful home combines modern living with the charm of a traditional terraced property, making it a must-see for anyone looking to settle in this vibrant community.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.

Atlas Street, Clayton Le Moors, BB5 5LW

Offers Over £110,000

 2  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Abundance Of Indoor Space
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Viewing Essential
 - Sought After Location
- EPC Rating TBC
 - Ideal First Time Buy And Ready To Move Into
 - Easy Access To Major Network Links

Ground Floor

Enclosed courtyard.

Hall
14'05 x 2'11 (4.39m x 0.89m)
Central heating radiator, door to reception room two, stairs to the first floor.

Reception Room One
13'05 x 15'11 (4.09m x 4.85m)
UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, coving, television point, under stairs storage.

Reception Room Two
9'11 x 11'05 (3.02m x 3.48m)
UPVC double glazed window, central heating radiator, coving, television point, gas fire with granite effect hearth and surround.

Kitchen
13'02 x 7'04 (4.01m x 2.24m)
Two UPVC double glazed window's, central heating radiator, range of cream wall and base units, granite effect surfaces, tiled splash back, one and a half bowl sink with drainer and mixer taps, integrated electric oven with four ring gas hob and extractor hood, space for fridge/freezer, plumbing for washing machine, Valliant boiler, wood effect floor, UPVC double glazed frosted door to rear.

First Floor

Landing
10'02 x 7'06 (3.10m x 2.29m)
Loft access, store cupboard, doors to two bedrooms, study and a bathroom.

Bedroom One
13'05 x 11'05 (4.09m x 3.48m)
UPVC double glazed window, central heating radiator, coving, fitted wardrobe.

Bedroom Two
8'00 x 7'03 (2.44m x 2.21m)
UPVC double glazed window, central heating radiator, coving.

Study
7'09 x 7'03 (2.36m x 2.21m)
Hardwood single glazed window, central heating radiator.

Bathroom
6'05 x 5'05 (1.96m x 1.65m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with direct feed rainfall shower, tiled elevations, spotlights, tiled floor.

External

Rear
Enclosed paved yard with gate to shared access road.

Front

Tel: 01254389384



www.keenans-estateagents.co.uk