



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		70	
(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.

Rutland Close, Accrington, BB5 5RQ

Offers Over £110,000

THREE BEDROOM END TERRACE PROPERTY NOT TO BE MISSED

Situated in the area of Rutland Close, Clayton Le Moors, Accrington, this delightful end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The extensive reception room is perfect for entertaining or relaxing, offering a warm and inviting atmosphere.

The fitted kitchen is functional and ready for your personal touch, while the three-piece bathroom suite adds convenience to daily routines. This home is bursting with potential, allowing you to create a space that truly reflects your style and needs.

Outside, the property features both front and rear gardens, providing a lovely outdoor area for gardening, play, or simply enjoying the fresh air. The location is particularly advantageous, with easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a well-connected community.

In summary, this end-terrace house on Rutland Close is a fantastic opportunity to secure a comfortable home in a desirable area, perfect for both personal living and investment. Don't miss the chance to make this property your own.

Rutland Close, Accrington, BB5 5RQ

Offers Over £110,000



- Tenure Freehold
- Fitted Kitchen
- On Street Parking
- EPC Rating: C
- Three Well Proportioned Bedrooms
- Three Piece Bathroom Suite
- Close Proximity To Local Amenities
- Spacious Reception Room
- Enclosed Gardens To Front And Rear
- Council Tax Band: A

Ground Floor

Hall

13'4 x 6'3 (4.06m x 1.91m)

UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, smoke alarm, store cupboard, wood effect flooring, stairs to first floor and doors to reception room and kitchen.

Reception Room

23'3 x 10'9 (7.09m x 3.28m)

Two UPVC double glazed windows, central heating radiator and wood effect flooring.

Kitchen

10'4 x 8'4 (3.15m x 2.54m)

UPVC double glazed window, wall and base units, laminate worktops, tiled splash back, stainless steel sink with draining board and traditional taps, freestanding cooker, space for fridge freezer, plumbing for washing machine, extractor fan, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

7'8 x 6' (2.34m x 1.83m)

Loft access, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

14'2 x 9'4 (4.32m x 2.84m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

9'1 x 8'9 (2.77m x 2.67m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'1 x 5'6 (3.38m x 1.68m)

UPVC double glazed window and central heating radiator.

Bathroom

8'5 x 5'6 (2.57m x 1.68m)

Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower, extractor fan, part tile elevations and tile effect flooring.

External

Front

Enclosed laid to lawn garden and paving.

Rear

Enclosed laid to lawn garden, paving and brick outbuilding.



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