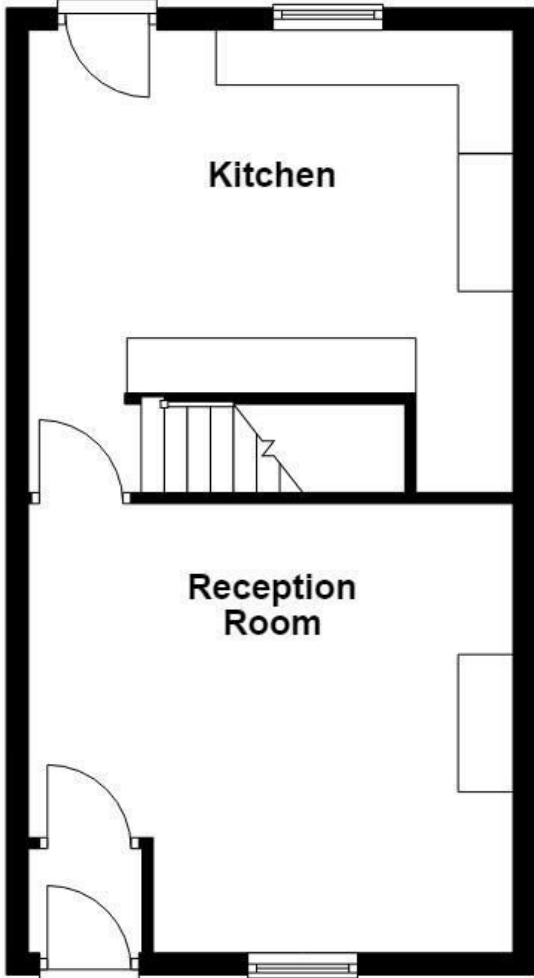


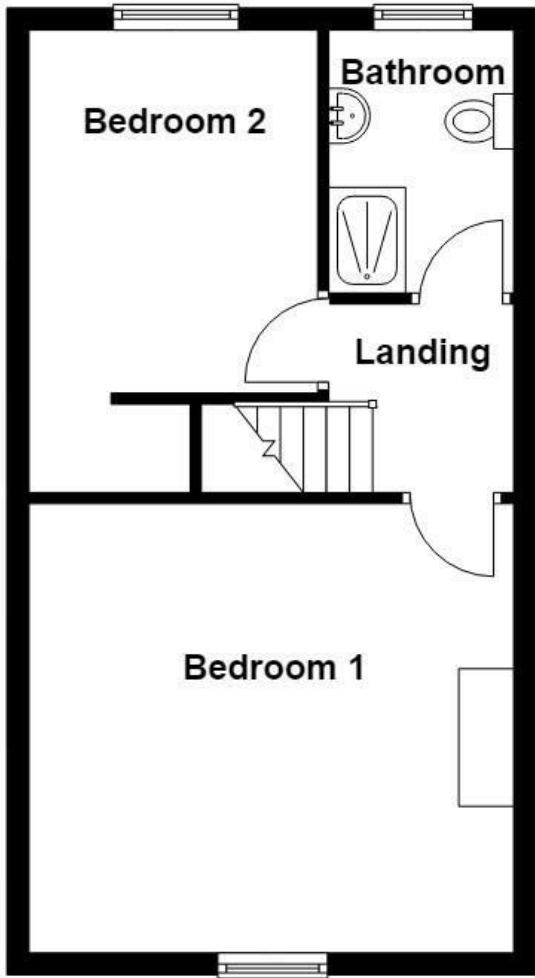
Ground Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Whalley Road, Clayton Le Moors, BB5 5DT

£75,000

A BRILLIANT TWO BEDROOM TERRACED PROPERTY IN CLAYTON LE MOORS

Nestled on Whalley Road in the charming area of Clayton Le Moors, Accrington, this delightful two-bedroom terrace house presents an excellent opportunity for first-time buyers. The property boasts a fantastic location, offering convenient access to Accrington town centre and the M65 motorway, making it ideal for those commuting or seeking local amenities.

The house features a well-proportioned layout, providing a comfortable living space that can be easily personalised to suit your tastes. With room to add value, this property is perfect for those looking to invest in their first home while also having the potential to enhance its appeal over time.

Surrounded by a friendly community and within reach of local parks, shops, and schools, this home is not only practical but also offers a welcoming atmosphere. Whether you are looking to settle down or start your journey into homeownership, this terrace house on Whalley Road is a promising choice that combines convenience with the potential for growth. Don't miss the chance to make this lovely property your own.

Whalley Road, Clayton Le Moors, BB5 5DT

£75,000

 2  1  1  D

- Mid Terrace Property
 - Spacious Reception Room
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Three Piece Shower Room
 - Leasehold
- Fitted Kitchen
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'5 x 3'1 (1.04m x 0.94m)

Reception Room

14'6 x 13'5 (4.42m x 4.09m)

Kitchen

14'6 x 11'2 (4.42m x 3.40m)

First Floor

Landing

6'5 x 6' (1.96m x 1.83m)

Bedroom One

14'5 x 13'7 (4.39m x 4.14m)

Bedroom Two

11'3 x 7'6 (3.43m x 2.29m)

Bathroom

8' x 5'4 (2.44m x 1.63m)

