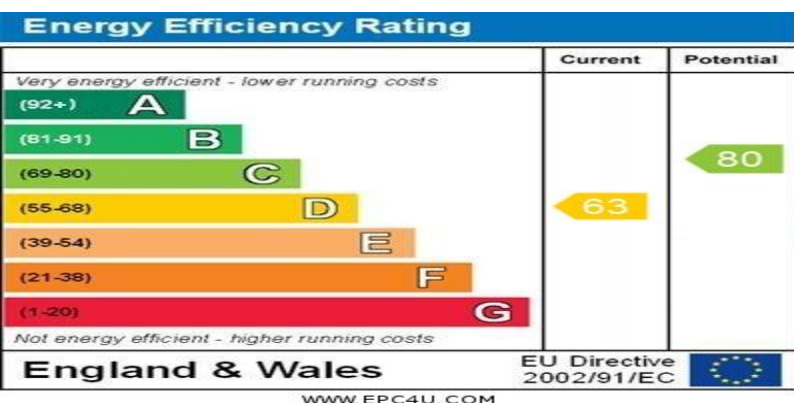




Devonshire Drive, Clayton Le Moors, Accrington, BB5 5RJ
Starting Bid £75,000



- For Sale by Online Auction
- Tenant in-Situ Paying £486PCM/£5,832PA
- Circa 8% Yield (based on starting price)
- Rent Review Underway
- Downstairs W.C.
- Close to Local Amenities & Transport Links
- Large Rear Garden, Mostly Lawn
- Well Priced for Quick Sale

Devonshire Drive, Clayton Le Moors, Accrington

For Sale by Online Auction with a Starting Bid of £75,000.
Terms & Conditions Apply. See WebbMove for all the Auction
Details. ****BUY-TO-LET OPPORTUNITY - SOLD WITH A TENANT
IN SITU - CURRENTLY PAYING £486PCM WHICH IS UNDER
REVIEW****

A spacious three-bedroom garden terraced house which is situated in a popular residential location, close to all local amenities including shops, schools, eateries, scenic walks and the M65 motorway link. Briefly comprises; hallway, downstairs W.C., lounge/dining room, fitted kitchen, three bedrooms and a family bathroom. In addition, there is gas central heating, double glazing, a good-sized garden to the front and a large rear garden, mostly lawn. Viewings are available in person and via our 360 virtual tour.

ENTRANCE HALL

Double glazed door.

DOWNSTAIRS W.C.

WC. Hand basin. Double glazed window.

LOUNGE/DINING ROOM

23' 4" x 12' 2" (7.11m x 3.71m)

Two double glazed windows. Two central heating radiators.

FITTED KITCHEN

8' 7" x 9' 7" (2.62m x 2.92m)

Fitted wall and base units. Stainless steel sink unit. Double glazed door and window. Plumbed for washing machine. Part tiled.

STAIRS & LANDING

BEDROOM ONE

13' 3" x 10' 2" (4.04m x 3.1m)

Double glazed window. Central heating radiator.

BEDROOM TWO

9' 10" x 9' 9" (3m x 2.97m)

Double glazed window. Central heating radiator. Built in wardrobe.

BEDROOM THREE

9' 3" x 8' 2" (2.82m x 2.49m)

Double glazed window. Central heating radiator. Built in storage cupboard.

BATHROOM

Bath. WC. Pedestal hand basin. Part tiled. Double glazed window. Over the bath shower.

GARDENS

Lawn to front.

Large lawn to rear with patio and outhouse.



Devonshire Drive, Clayton Le Moors, Accrington

TENURE

The property is **Freehold**

COUNCIL TAX

Band "**A**"

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

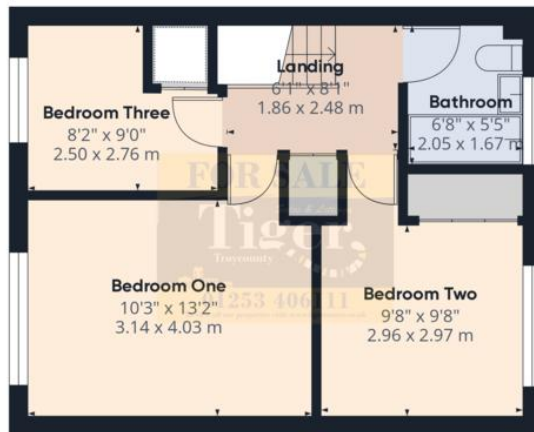
28/01/2025



Devonshire Drive, Clayton Le Moors, Accrington



Ground Floor



Floor 1



Approximate total area¹
859.29 ft²
79.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360