



16 Dryden Street

Clayton Le Moors, Accrington, BB5 5QF

Asking Price £80,000



**** INVESTMENT OPPORTUNITY**** A Two Bedroom Garden Fronted Terrace House Situated In a Popular Location Close To Motorway Networks, Schools and Local Amenities. Layout comprises of Hallway, Two Reception Rooms, Fitted Kitchen, Two Bedrooms and Three Piece Bathroom. Enclosed Rear Yard.



Entrance
Upvc Front Door. Vestibule.

Hallway
Central Heating Radiator. Staircase to First Floor.

Lounge 11'23 x 11'16 (3.35m x 3.35m)
Upvc Double Glazed Window and Central Heating Radiator.

Dining Room 11'57 x 13'92 (3.35m x 3.96m)
Upvc Double Glazed Window and Central Heating Radiator.

Kitchen 13'45 x 7'97 (3.96m x 2.13m)
Upvc Double Glazed Window and Central Heating Radiator.
Fitted wall and base units with complimentary worksurfaces.
Electric Oven and Hob. Inset Sink. Door To Rear.

First Floor
Landing.

Bedroom One 13'34 x 13'88 (3.96m x 3.96m)
Upvc Double Glazed Window and Central Heating Radiator.

Bedroom Two 6'66 x 13'92 (1.83m x 3.96m)
Upvc Double Glazed Window and Central Heating Radiator.

Bathroom 11'0 x 7'75 (3.35m x 2.13m)
Upvc Double Glazed Window and Central Heating Radiator.
Three Piece Suite comprising of Panelled Bath, Wash Basin and wc.

Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

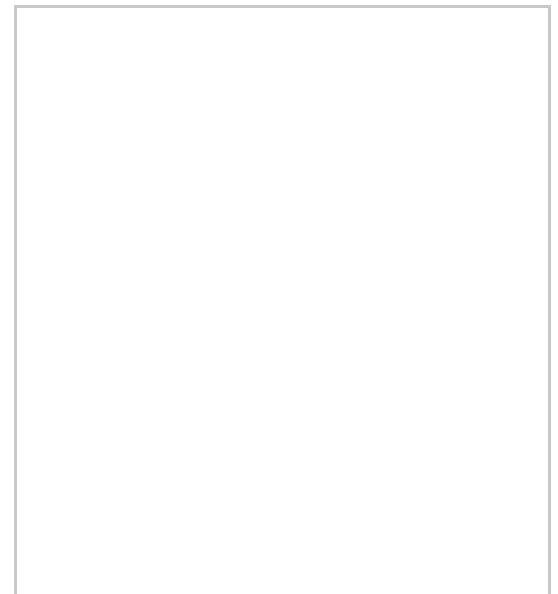
Disclaimer 3
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

Can we help..
THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

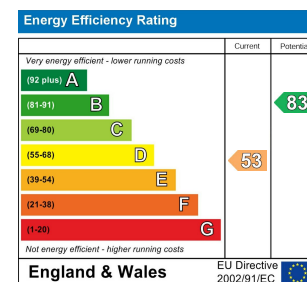
Area Map



Floor Plans



Energy Efficiency Graph



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.

6 Blackburn Road, Accrington, Lancashire, BB5 1HD
Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com