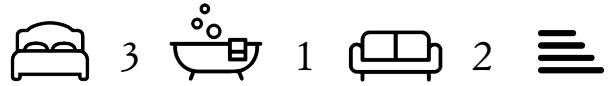




# 456 Whalley Road

Clayton Le Moors, Accrington, BB5 5SB

£199,950



A Mature Three Bedroom Elevated Semi-Detached House with Gardens, Driveway and Garage, the property is ideally located close to Wilsons Playing Fields, Schools and local amenities. The layout comprises: Entrance Porch, Hallway with stairs, Two Reception Rooms and Kitchen. First Floor, Landing, Three Good Size Bedrooms, Two Piece Bathroom and Separate W.C. Elevated position with walled front well stocked front garden, Driveway to the Detached Garage and Rear Lawn Garden. Great opportunity for someone looking for a home with huge potential. No Chain.



Entrance Hallway  
Central Heating Radiator. Staircase to the First Floor

Lounge 13'41 x 10'69 (3.96m x 3.05m)  
UPVC Double Glazed Bay Window and Central Heating Radiator.

Sitting Room 9'38 x 12'31 (2.74m x 3.66m)  
UPVC Double Glazed Window and Central Heating Radiator.

Kitchen 7'24 x 9'02 (2.13m x 2.79m)  
UPVC Double Glazed Window and Central Heating Radiator. Wall and Base Units.

First Floor

Landing  
UPVC Double Glazed Window.

Bedroom One 10'98 x 11'69 (3.05m x 3.35m)  
UPVC Double Glazed Bay Window and Central Heating Radiator.

Bedroom Two 10'79 x 11'69 (3.05m x 3.35m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Three 6'71 x 7'41 (1.83m x 2.13m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom  
Double Glazed Bay Window and Central Heating Radiator. Two Piece Suite  
Comprising of Panelled Bath and Wash Basin.

WC  
UPVC Double Glazed Bay Window and WC.

External  
Elevated position with walled well stocked front garden, Driveway to the  
Detached Garage and Rear lawn garden

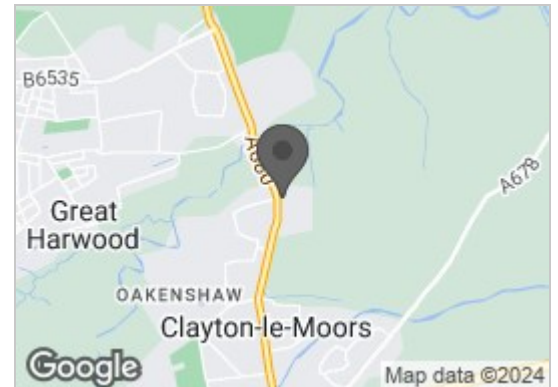
Disclaimer 1  
Please note that we do not know the condition of the gas appliances or  
heating systems mentioned in these sales particulars

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

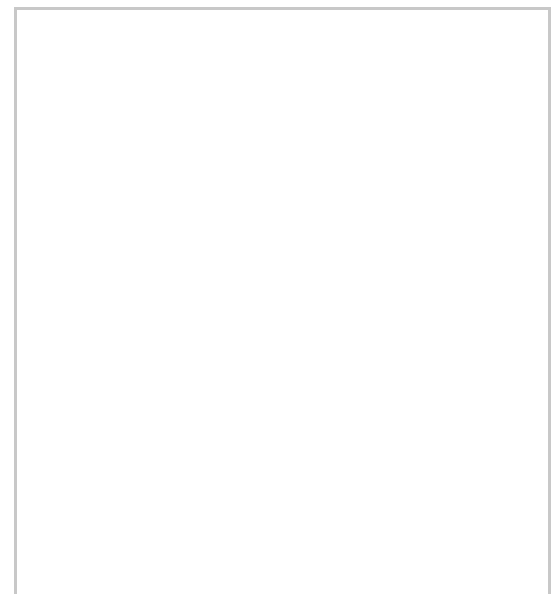
Disclaimer 3  
Photographs are reproduced for general information and it must be inferred  
that any item is not included for sale with the property.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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