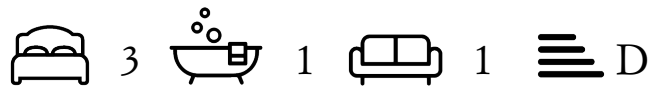




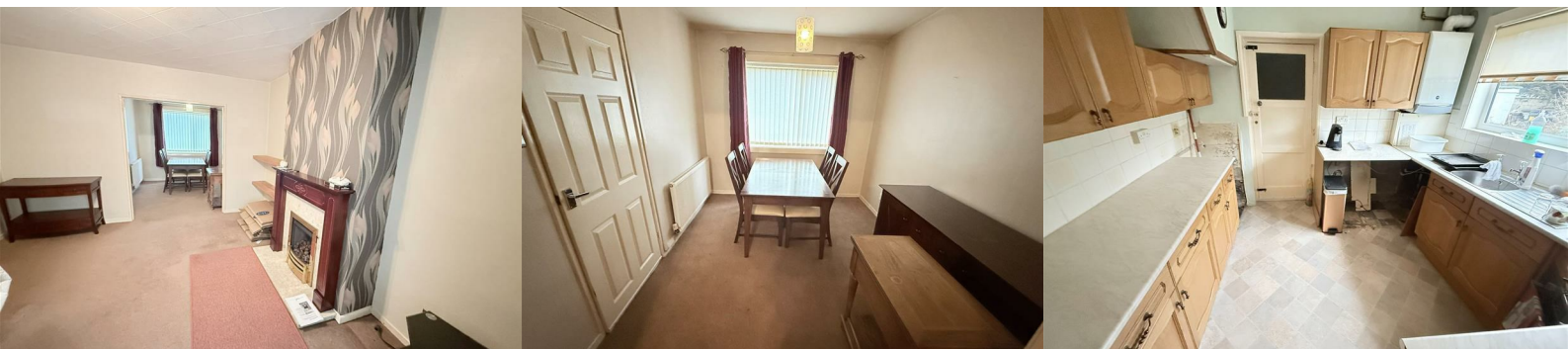
11 Pendleton Avenue

Accrington, Accrington, BB5 0JW

Offers Over £149,950



A Superb Mature Three Bedroom House with Lawns to the front, side and rear making this a spacious plot in an enviable location close to amenities, schools and bus routes. The property offers no chain and viewing is highly recommended. The internal layout comprises: Entrance Hallway with stairs to the first floor, Lounge with Bay window Open Plan to the Dining Room, Fitted Kitchen and Utility Porch. First Floor, Three Good Size Bedrooms, Two Piece Shower Room and Separate W.C. Warmed by Gas Central Heating and uPVC Double Glazing. No to be missed.



Entrance Hallway
UPVC Main Front Door. Central Heating Radiator. Stairs to First Floor.

Lounge 14'76 x 12'60 (4.27m x 3.66m)
UPVC Double Glazed Window and Central Heating Radiator. Fire Surround with Fitted Gas/Coal Fire. Open Plan to the Dining Room.

Dining Room 10'20 x 8'96 (3.05m x 2.44m)
UPVC Double Glazed Window and Central Heating Radiator.

Kitchen 9'62 x 10'17 (2.74m x 3.05m)
UPVC Double Glazed Window and Central Heating Radiator. Medium Oak Fronted Wall and Base Units with Work Surfaces and Tile Surrounds. Inset Sink. Plumbed for Washing Machine. Baxi Boiler. Gas Hob, Electric Oven and Filter Hood. Door to the Rear Utility Porch.

Utility Porch
WC.

First Floor

Landing
UPVC Double Glazed Window

Bedroom One 39'4"305'1" x 32'9"203'4" (12'93 x 10'62)
UPVC Double Glazed Window and Central Heating Radiator. Built in Wardrobes.

Bedroom Two 11'11 x 10'35 (3.63m x 3.05m)
UPVC Double Glazed Window and Central Heating Radiator. Built in Wardrobe.

Bedroom Three 8'23 x 8'32 (2.44m x 2.44m)
UPVC Double Glazed Window and Central Heating Radiator. Built in Wardrobe.

Shower Room
UPVC Double Glazed Window and Central Heating Radiator. Shower Enclosure and Wash Basin with Vanity Unit. Partly Tiled Walls.

External
An Envious Corner Garden Plot with lawns to the front, side and rear.

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.

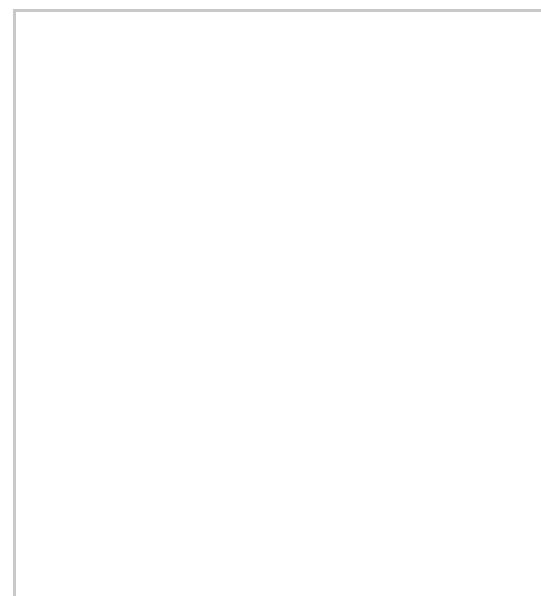
Disclaimer 3
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

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

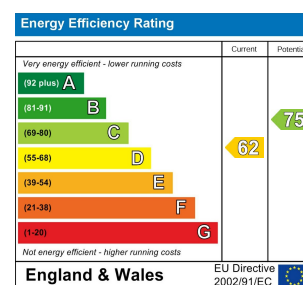
Area Map



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.

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