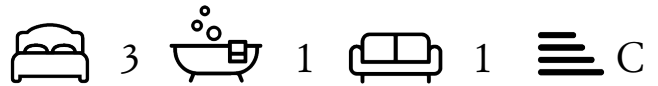




17 Pansy Street South

, Accrington, BB5 4BS

£139,950



Superbly Located Modern Three Bedroom Garden Fronted Mid Terrace House with the bonus of a Fully Converted Attic, the sought after property is ideal for a Family or First Time Buyer. The layout comprises Entrance Vestibule, Lounge and Fitted Dining Kitchen. First Floor, Landing and Staircase to the Converted Attic Bedroom Three. Two Double Bedrooms and White Four Piece Bathroom Suite. uPVC double glazing and Gas Central Heating. The vendors are temporarily living at the property hence the busy photographs!! No Chain. Further details on request.



Entrance Vestibule
UPVC Door.

Lounge 13'28 x 11'56 (3.96m x 3.35m)
UPVC Double Glazed Window and Central Heating Radiator. Laminated Floor.

Dining Kitchen 13'76 x 13'23 (3.96m x 3.96m)
White Wall and Base Units with complimentary Work Surfaces. Gas Hob, Electric Oven and Filter Hood. Inset Sink, Plumbing for Washing Machine. UPVC French Doors Leading out to the Rear Yard.

First Floor

Landing
Staircase to the Third Bedroom

Bedroom One 11'48 x 13'29 (3.35m x 3.96m)
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 6'85 x 10'76 (1.83m x 3.05m)
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom
UPVC Double Glazed Window and Central Heating Radiator. White Four Piece Suite comprising of Panelled Bath, Corner Shower Enclosure, Wash Basin and WC. Fully Tiled Walls

Attic Room/Bedroom Three 11'85 x 20'32 plus eaves (3.35m x 6.10m plus eaves)
Velux Roof Window and Central Heating Radiator.. Spindle Balustrade.

External
Walled Garden Front and Enclosed Rear Yard with Indian Stone Paving.

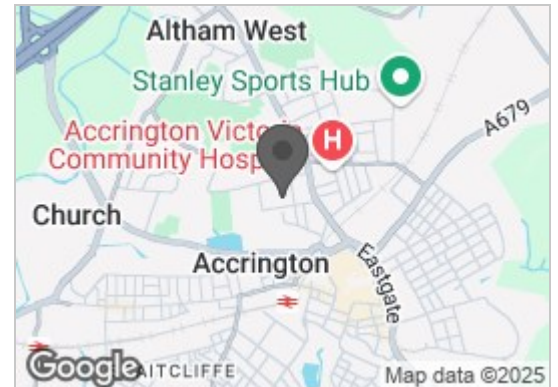
Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

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

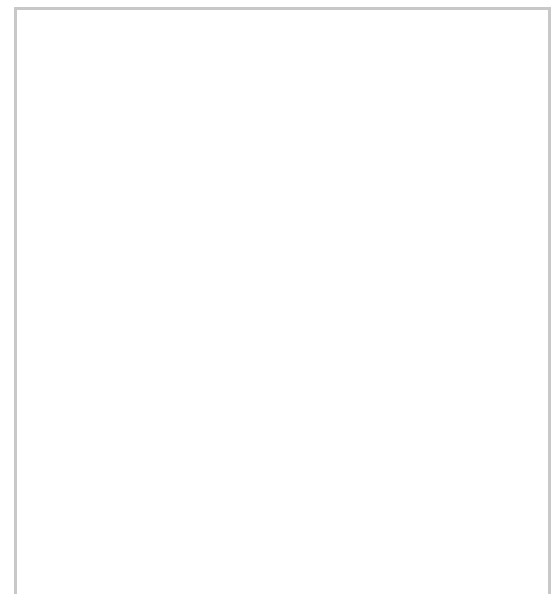
Disclaimer 3
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

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

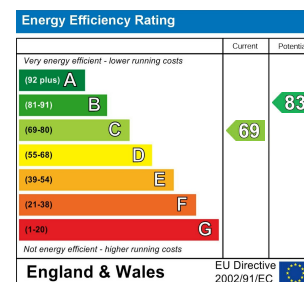
Area Map



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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