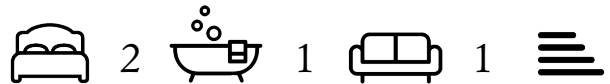




18 St. Ledger Court

, Accrington, BB5 6TH

Asking Price £90,000



An immaculate two-bedroom first floor apartment situated in the heart of Accrington — an ideal purchase for a first-time buyer or investor looking to add to their portfolio.

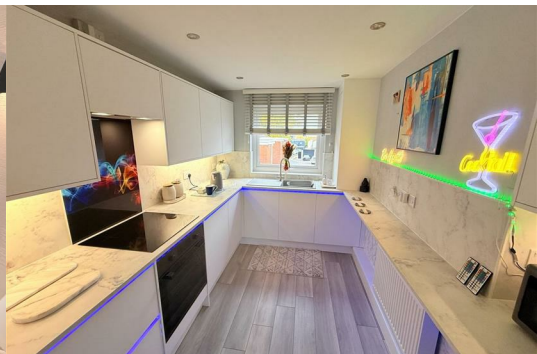
This beautifully presented property is ready to move straight into, offering a high standard of finish throughout, including a stunning fitted kitchen and a modern bathroom.

Accommodation comprises: Entrance with stairs leading to the first floor, Spacious landing area

Bright and welcoming lounge, Fully fitted kitchen with contemporary units and integrated appliances

Two generously sized bedrooms, the master featuring fitted wardrobes. Modern three-piece shower room. The property further benefits from uPVC double glazing and gas central heating throughout.

Offered to the market with no onward chain – not to be missed!



Main Entrance Door
Staircase to the First Floor

Landing
Central Heating Radiator. Spindle Balustrade. Good Size Storage with Loft Access.

Lounge 14'65 x 9'59 (4.27m x 2.74m)
UPVC Double Glazed Window and Central Heating Radiator. Wall Mounted Electric Fire. Wood Floor. Two Wall Lights.

Kitchen 12'77 x 7'42 (3.66m x 2.13m)
UPVC Double Glazed Window and Central Heating Radiator. Modern Country White Fitted Kitchen with Wall and Base Units with complimentary Worksurfaces and Splashbacks. Mood Lighting Around Units. Electric Hob, Lamona Sink Unit with Mixer Tap. Laminate Floor.

Bedroom One 11'50 x 9'84 (3.35m x 2.74m)
UPVC Double Glazed Window and Central Heating Radiator. Range of Fitted Wardrobes with Overhead Storage. Wood Floor.

Bedroom Two 8'29 x 7'64 (2.44m x 2.13m)
UPVC Double Glazed Window and Central Heating Radiator. Built in Wardrobe. Wood Floor.

Bathroom
UPVC Double Glazed Window and Heated Towel Rail. Lovely White Suite comprising of Double Base Walk in Shower with Screen, Semi Recess Wash Basin and Vanity Unit. Concealed Cistern WC and Shelving Unit. laminate Floor.

External
Shared Front Garden to the Front. Bin Shed.

Additional Information
Building Insurance and Aerial £350 PA
Leasehold £20 PA
Onwards Home

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.

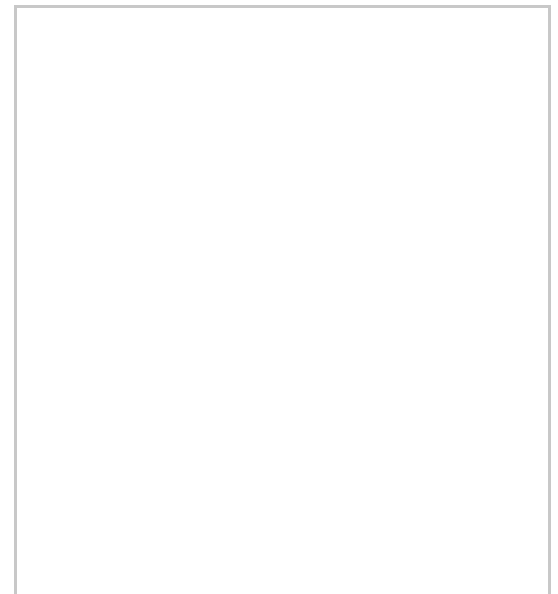
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	