



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



Barnes Street, Clayton Le Moors, BB5 5PG

Offers Over £70,000

A LOVELY TWO-BEDROOM TERRACED HOME

Welcome to Barnes Street, Clayton Le Moors, Accrington - a charming house that is perfect for first-time buyers or as an investment opportunity. This property is ideally located, offering convenience and comfort to its future owners. Situated in a lovely neighbourhood, this house presents a wonderful chance to create a warm and welcoming home. Don't miss out on the potential this property holds for you!

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Barnes Street, Clayton Le Moors, BB5 5PG

Offers Over £70,000

 **2**  **1**  **2**  **D**

- Mid Terraced Property
- Three Piece Bathroom
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Fitted Kitchen
- Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Vestibule

Hardwood single glazed frosted entrance door, wood effect flooring and hardwood single glazed frosted door to hall.

Hall

9'10 x 3'10 (3.00m x 1.17m)

Wood effect flooring, doors to stairs to first floor and two reception rooms.

Reception Room One

13'2 x 10'2 (4.01m x 3.10m)

UPVC double glazed window, central heating radiator and fitted shelving.

Reception Room Two

14'9 x 14'4 (4.50m x 4.37m)

UPVC double glazed window, central heating radiator, door to under stairs storage, fitted shelving and door to kitchen.

Kitchen

9'11 x 7'2 (3.02m x 2.18m)

UPVC double glazed frosted window, smoke alarm, range of base units, laminate worktop, stainless steel sink with draining board, tiled splashback, space for range cooker, plumbing for washing machine, space for fridge freezer and hardwood single glazed frosted door to rear.

First Floor

Landing

6'11 x 5'9 (2.11m x 1.75m)

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'4 x 12'11 (4.37m x 3.94m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'9 x 7'2 (3.58m x 2.18m)

UPVC double glazed window, central heating radiator, loft access and door to over stairs storage.

Bathroom

8'11 x 6'11 (2.72m x 2.11m)

UPVC double glazed frosted glass window, central heating radiator, dual flush WC, vanity top wash basin, panel bath with direct feed shower overhead, Ideal boiler, part tiled elevations and part wood panelled elevations and tiled effect flooring.

External

Rear

Enclosed concrete yard with gate to shared access road.



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