



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D	57		
(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.

Lower Barnes Street, Clayton Le Moors, BB5 5SW

£65,000

PUBLIC NOTICE

DATE: 23/10/2024

111 Lower Barnes Street, Clayton Le Moors, Accrington, BB5 5SW

We advise that an offer has been made for the above property in the sum of £60,000.00

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

UNIQUE CORNER PLOT TERRACED HOME

Welcome to Lower Barnes Street, Clayton Le Moors, Accrington - a charming end terrace house that could be your next dream home! This spacious and unique property boasts a modern decor and appliances throughout, offering a comfortable and stylish living space for you and your family.

Lower Barnes Street, Clayton Le Moors, BB5 5SW

£65,000



- End Terraced Property
- Three Piece Family Bathroom
- On Street Parking
- EPC Rating: TBC
- Two Bedrooms
- Spacious Reception Room
- Freehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Reception Room

19'11 x 14 (6.07m x 4.27m)

UPVC double glazed window, central heating radiator, storage and doors to kitchen and inner hall.

Kitchen

17'10 x 7'4 (5.44m x 2.24m)

UPVC double glazed window, central heating radiator, range of white wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated single oven, four ring electric hob, extractor hood, tiled splash back, plumbing for washing machine, space for fridge freezer and laminate flooring.

Inner Hall

3'7 x 2'7 (1.09m x 0.79m)

Stairs to first floor and UPVC door to rear.

First Floor

Landing

9'6 x 9'2 (2.90m x 2.79m)

Doors to two bedrooms and bathroom.

Bedroom One

13'10 x 12'4 (4.22m x 3.76m)

UPVC double glazed window and central heating radiator.

Bedroom Two

17'9 x 7'10 (5.41m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

9'2 x 7'9 (2.79m x 2.36m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and direct feed shower over, tiled elevations and vinyl flooring.

External

Rear

Enclosed yard, outbuilding and gated access to rear street.



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