



# 27 Sharples Street

Accrington, Lancashire, BB5 0HQ

£100,000



A Superb First Time Buyer Property or Investor Opportunity in a popular location close to local amenities, A Two Bedroom Garden Fronted Mid Terrace House offering spacious living accommodation comprising: Entrance Vestibule, Hallway, Two Reception Rooms and White Fitted Kitchen. First Floor, Landing, Two Bedrooms and Three Piece Bathroom Suite. Warmed by Gas Central Heating and uPVC Double Glazing. Walled front garden and Enclosed rear yard. No onward chain, not to be missed.



Entrance Vestibule  
UPVC Main Front Door.

Hallway  
Central Heating Radiator. Stairs to the First Floor.

Reception Room One 11'44 x 11'98 (3.35m x 3.35m)  
UPVC Double Glazed Window and Central Heating Radiator. Fire Surround.

Reception Room Two 13'34 x 14'74 (3.96m x 4.27m)  
UPVC Double Glazed Window and Central Heating Radiator. Stone Fireplace. Understairs Storage.

Kitchen 9'46 x 6'94 (2.74m x 1.83m)  
UPVC Double Glazed Window and Central Heating Radiator. White Fitted Wall and Base Units. Work Surfaces and Tile Surrounds. Gas Hob, Electric Oven and Filter Hood. Plumbed for Washing Machine. UPVC Door to the Rear Yard.

First Floor

Landing  
Spindle Ballustrade. Loft Access.

Bedroom One 14'15 x 12'04 (4.27m x 3.76m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bedromm Two 16'47 x 6'84 (4.88m x 1.83m)  
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom  
UPVC Double Glazed Window and Central Heating Radiator. Three Piece White Suite comprising of Panelled Bath with Shower and Screen, Wash Basin and WC.

External  
Walled Front Garden and Enclosed Rear Yard.

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.

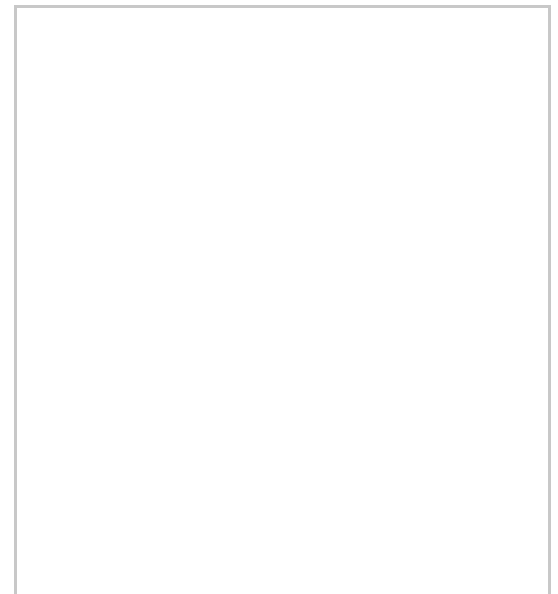
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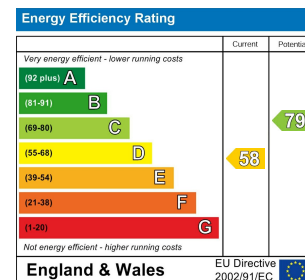
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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