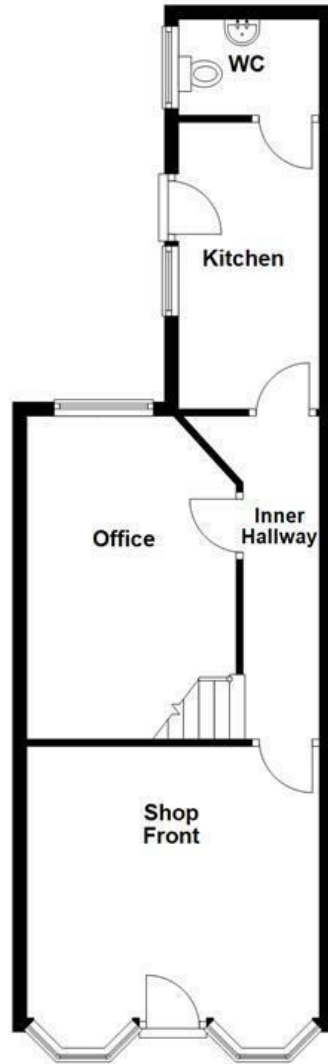
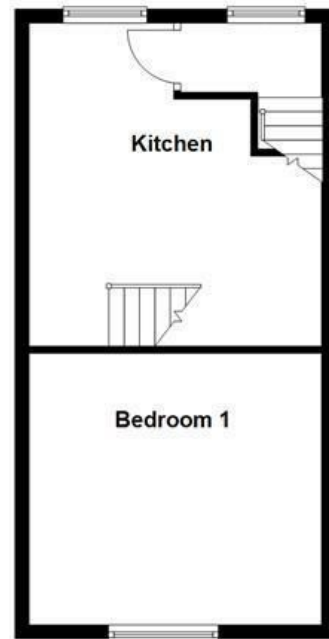


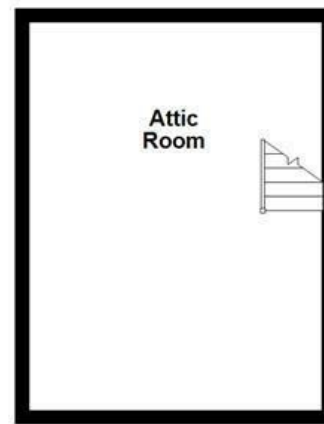
**Ground Floor**  
Approx. 47.7 sq. metres (513.8 sq. feet)



**First Floor**  
Approx. 36.0 sq. metres (387.9 sq. feet)



**Second Floor**  
Approx. 23.2 sq. metres (249.6 sq. feet)



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			
<b>England &amp; Wales</b>		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 5PF

**£90,000**

A FANTASTIC INVESTMENT OPPORTUNITY

Located in the heart of Clayton Le Moors, Accrington, this unique property on Barnes street presents an exceptional investment opportunity. This versatile house combines both commercial and residential elements, making it an ideal choice for those looking to expand their portfolio.

The ground floor features a well-appointed shop office, perfect for a variety of business ventures. The kitchen and WC add to the convenience of the space, ensuring that it meets the needs of both commercial and residential use. Ascend the stairs to discover a charming one-bedroom kitchenette, which offers a comfortable living area for potential tenants or for personal use.

One of the standout features of this property is the veritable loft room, which provides additional space that can be tailored to suit your needs. Whether you envision it as a home office, a guest room, or a creative studio, the possibilities are endless.

This property is sold with no chain, allowing for a smooth and efficient transaction. Its prime location in Clayton Le Moors ensures easy access to local amenities and transport links, making it a desirable spot for both businesses and residents alike.

In summary, this property on Barnes street is not just a house; it is a fantastic opportunity for those looking to invest in a space that offers both commercial and residential potential. With its unique features and prime location, it is sure to attract interest from savvy buyers.

# Barnes Street, Clayton Le Moors, BB5 5PF

£90,000



- Commercial Property With Living Accommodation
- Office With Kitchen
- Ground Floor WC
- One Bedroom & Attic Room
- No Chain Delay
- Great Investment Opportunity
- Located in Beetham Court
- Leasehold
- Council Tax Band: TBC
- EPC Rating TBC

## Ground Floor

### Shop Front

13'9 x 12'9 (4.19m x 3.89m)

### Inner Hall

15' x 4'6 (4.57m x 1.37m)

### Office

15'2 x 9'10 (4.62m x 3.00m)

### Kitchen

13'5 x 6'7 (4.09m x 2.01m)

### WC

6' x 4'6 (1.83m x 1.37m)

## First Floor

### Kitchen

14'11 x 13'8 (4.55m x 4.17m)

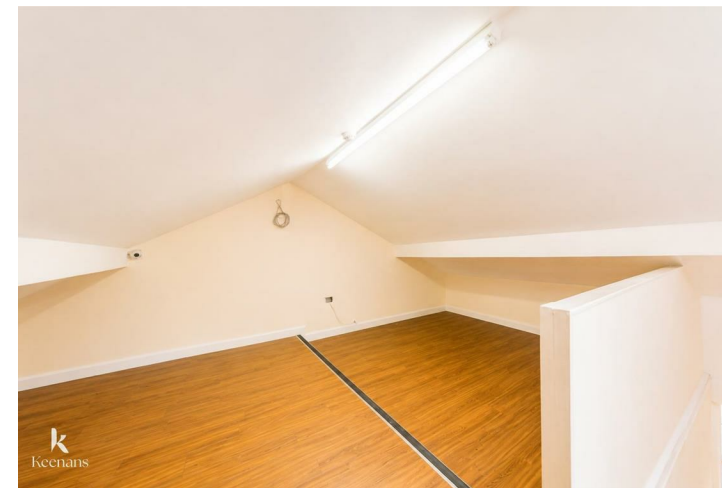
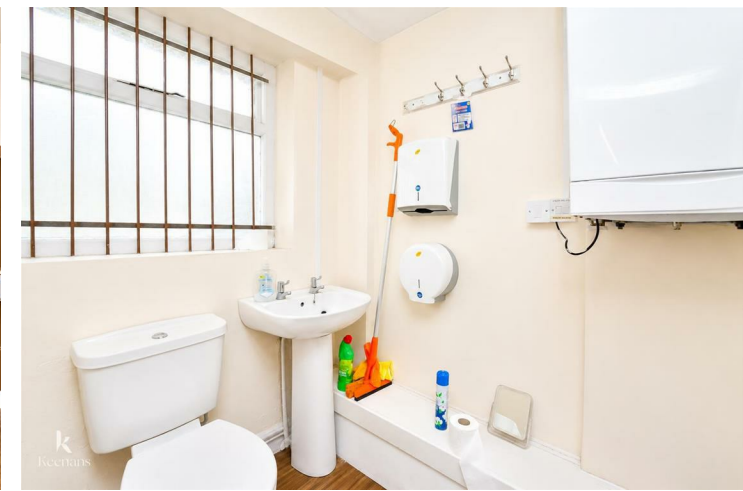
### Bedroom One

13'8 x 13'4 (4.17m x 4.06m)

## Second Floor

### Attic Room

18'2 x 13'5 (5.54m x 4.09m)



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