



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

## Whalley Road, Clayton Le Moors, BB5 5ED

**£120,000**

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY

Situated on Whalley Road in the charming area of Clayton Le Moors, Accrington, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The separate fitted kitchen is both functional and inviting, making meal preparation a pleasure.

Upstairs, you will find two generously sized double bedrooms, perfect for accommodating family or guests. The modern family bathroom is well-appointed, ensuring comfort and convenience for all residents.

This home is ideally situated close to transport links and the motorway, making commuting a breeze. With its appealing features and prime location, this property is a fantastic choice for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

# Whalley Road, Clayton Le Moors, BB5 5ED

£120,000



- Mid Terrace Property
- Two Spacious Reception Rooms
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Four Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'10 x 3'3 (1.17m x 0.99m)

### Reception Room One

14'4 x 14'2 (4.37m x 4.32m)

### Reception Room Two

14'2 x 13'3 (4.32m x 4.04m)

### Kitchen

8'8 x 6'6 (2.64m x 1.98m)

## First Floor

### Landing

7'1 x 5'11 (2.16m x 1.80m)

### Bedroom One

14'2 x 13'9 (4.32m x 4.19m)

### Bedroom Two

13'9 x 6'9 (4.19m x 2.06m)

### Bathroom

8'10 x 6'5 (2.69m x 1.96m)



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