



14 Walter Street

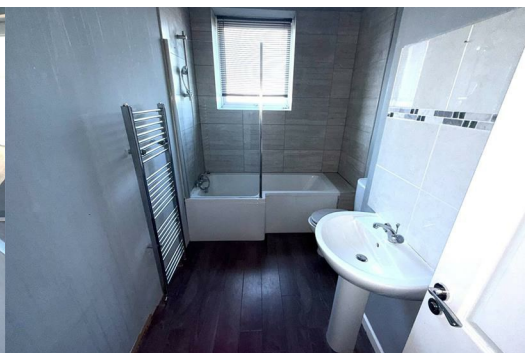
Huncoat, Accrington, BB5 6NE

Price £100,000



A fantastic opportunity to purchase this Extended Two-bedroom inner terrace property, offered to the market with no onward chain and competitively priced to attract early interest. The accommodation briefly comprises: entrance hallway, spacious lounge, separate dining room, breakfast room, and an extended fitted kitchen featuring stylish navy units. To the first floor are two good-sized bedrooms and a modern three-piece bathroom suite. Externally, the property benefits from a low-maintenance rear yard. Further features include gas central heating and uPVC double glazing throughout. Ideally located close to Huncoat Railway Station, well-regarded local schools, and excellent motorway links, making this home perfect for commuters, first-time buyers, or buy-to-let investors. Early viewing is highly recommended.

****Anti-Money Laundering (AML) Checks**** – To help keep the buying process safe and secure, we are required by law to carry out Anti-Money Laundering (AML) and identity checks for all purchasers. Once your offer has been accepted, a fee of ****£48.00 (including VAT) per purchaser**** will be payable to cover the cost of these mandatory checks. Completing them promptly helps avoid delays and allows your purchase to progress as smoothly as possible.



Entrance Vestibule

Hallway

Reception Room 1 10'83 x 9'02 (3.05m x 2.79m)

uPVC Double Glazed Window and Central heating Radiator.

Reception Room 2 13'24 x 13'84 (3.96m x 3.96m)

uPVC Double Glazed Window and Central heating Radiator. Fire Surround. Understairs Storage.

Breakfast Room 6'56 x 9'05 (1.83m x 2.87m)

uPVC Double glazed window and central heating radiator. Breakfast bar, Central heating boiler.

Extended Kitchen 12'35 x 6'60 (3.66m x 1.83m)

uPVC Double Glazed Window and Central heating Radiator. Navy blue Modern base units with marble effect work surfaces, electric hob and canopy hood. Door to the rear .

First Floor

Landing

Bedroom 1 10'81 x 13'15 (3.05m x 3.96m)

uPVC Double Glazed Window and Central heating Radiator.

Bedroom 2 6'52 x 13'75 (1.83m x 3.96m)

uPVC Double Glazed Window and Central heating Radiator.

Bathroom

uPVC Double Glazed Window and Central heating Radiator. Three Piece Suite comprising of Panelled bath with Shower Mixer Tap, Wash Basin and WC. Partly Tiled Walls.

External

Paved 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.

Disclaimer 3

Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

Can we help..

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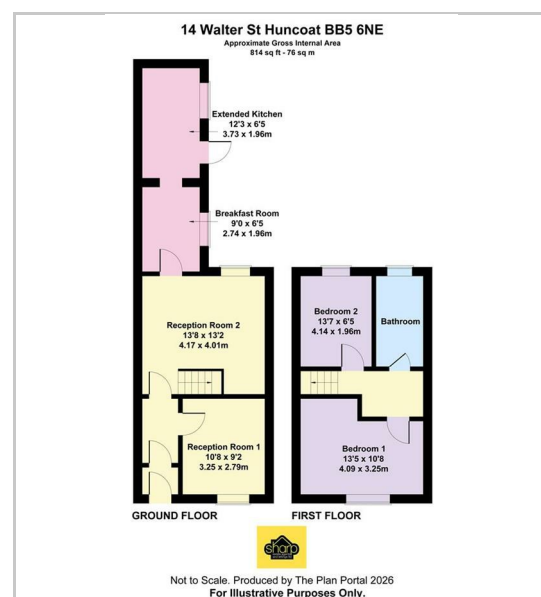
AML

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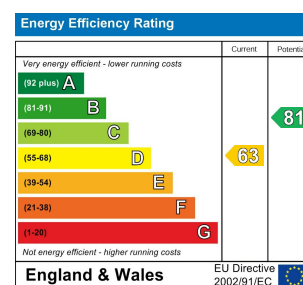
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Blackburn Road, Accrington, Lancashire, BB5 1HD

Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com