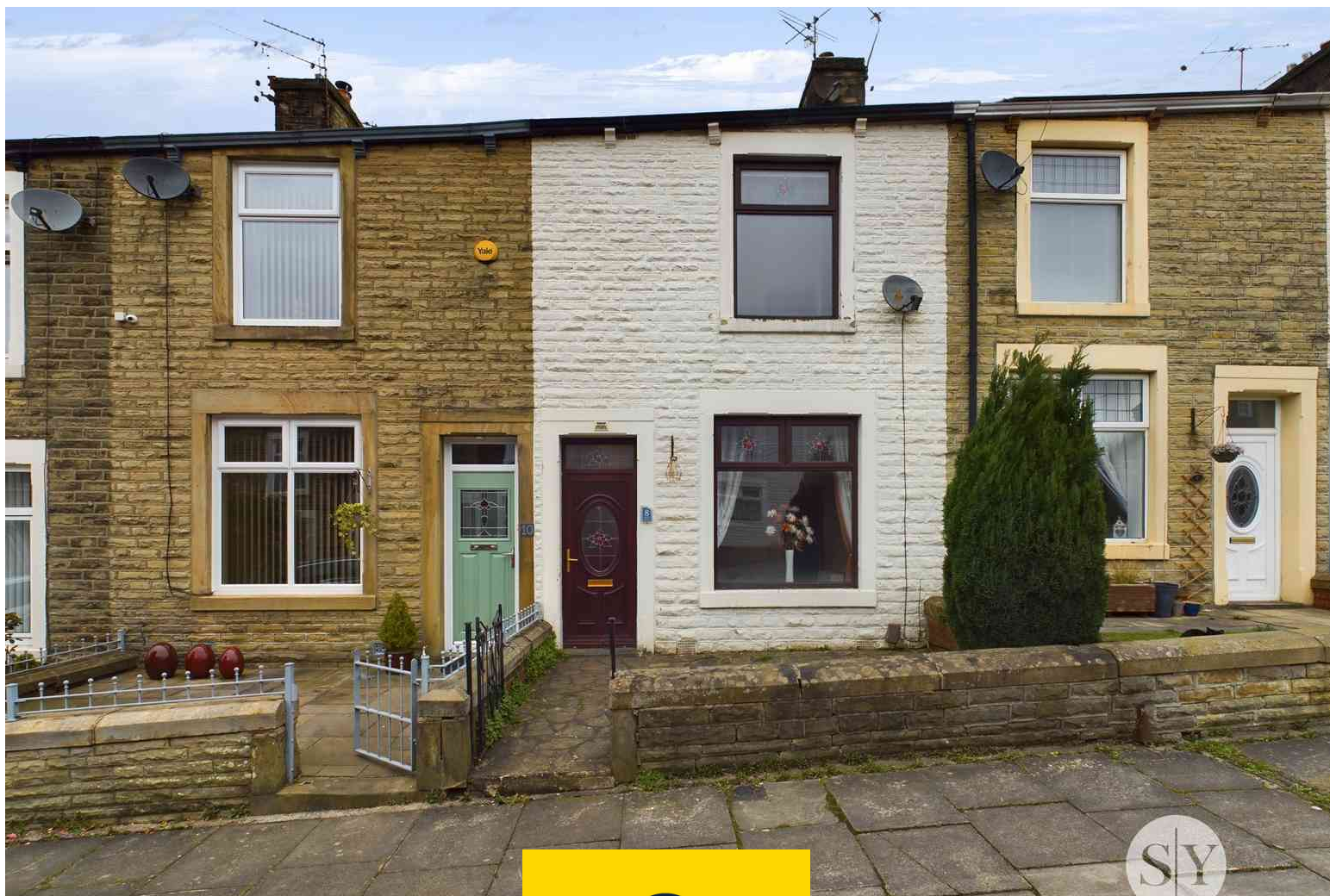


Maple Street, Clayton le Moors, Accrington, Lancashire. BB5 5JJ

£115,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE WITH NO CHAIN DELAY!\*** Set in this popular residential location, stands this well appointed stone built, mid terraced property boasting two reception rooms and two bedrooms. Early viewing is highly advised as this property is expected to be popular!

Upon entering this well presented property you are greeted by an entrance vestibule and hallway with stairs leading to the first floor. The first reception room, which is neutrally decorated is a versatile room, ideal for dining or a lounge area. The generous second reception room provides a wonderful space for the family to relax. The kitchen benefits from ample storage in the form of many base units with contrasting work surfaces and flooring.

On the first floor, you'll find the spacious master bedroom and bedroom two which is a comfortable 3/4 sized bedroom. Completing this property internally is the three piece family bathroom suite with an electric shower over the bath. The property is warmed through gas central heating and uPVC double glazing.

This property situated in Clayton le Moors benefits from close by countryside walks, local amenities and the M65 motorway. Externally, there is a yard to the rear and on street parking out front.

## FEATURES

- Freehold Tenure
- Council Tax Band A
- No Chain Delay!
- Two Reception Rooms
- Attic Conversion
- Two Bedrooms
- Rear Yard
- uPVC Double Glazing & Gas Central Heating



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Mat flooring.

#### Hallway

Laminate flooring, panel radiator, stairs to first floor.

#### Lounge

13' 6" x 13' 10" (4.11m x 4.22m) Carpet flooring, uPVC double glazed window, panel radiator, phone point.

#### Dining Room

11' 2" x 9' 11" (3.40m x 3.02m) Carpet flooring, uPVC double glazed window, TV point.

#### Kitchen

13' 1" x 7' 0" (3.99m x 2.13m) Range of fitted wall and base units and contrasting work surfaces, stainless steel sink and drainer, integral oven and electric hob, extractor fan, plumbed for washing machine, uPVC double glazed door to rear garden, vinyl flooring, uPVC double glazed window.

### First Floor

#### Landing

Carpet flooring, stairs to second floor.

#### Bedroom One

8' 3" x 13' 11" (2.51m x 4.24m) Carpet flooring, uPVC double glazed window, panel radiator.

#### Bedroom Two

13' 6" x 6' 7" (4.11m x 2.01m) uPVC double glazed window, panel radiator.

### Bathroom

9' 2" x 6' 11" (2.79m x 2.11m) Three piece suite in white with w/c, sink and electric shower over bath, panel radiator, storage cupboard, vinyl flooring, uPVC double glazed frosted window.

### Attic

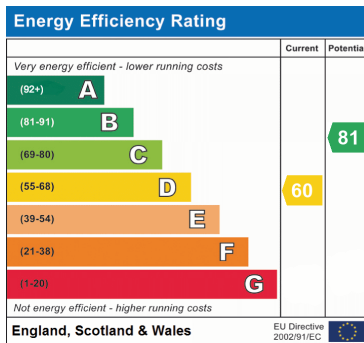
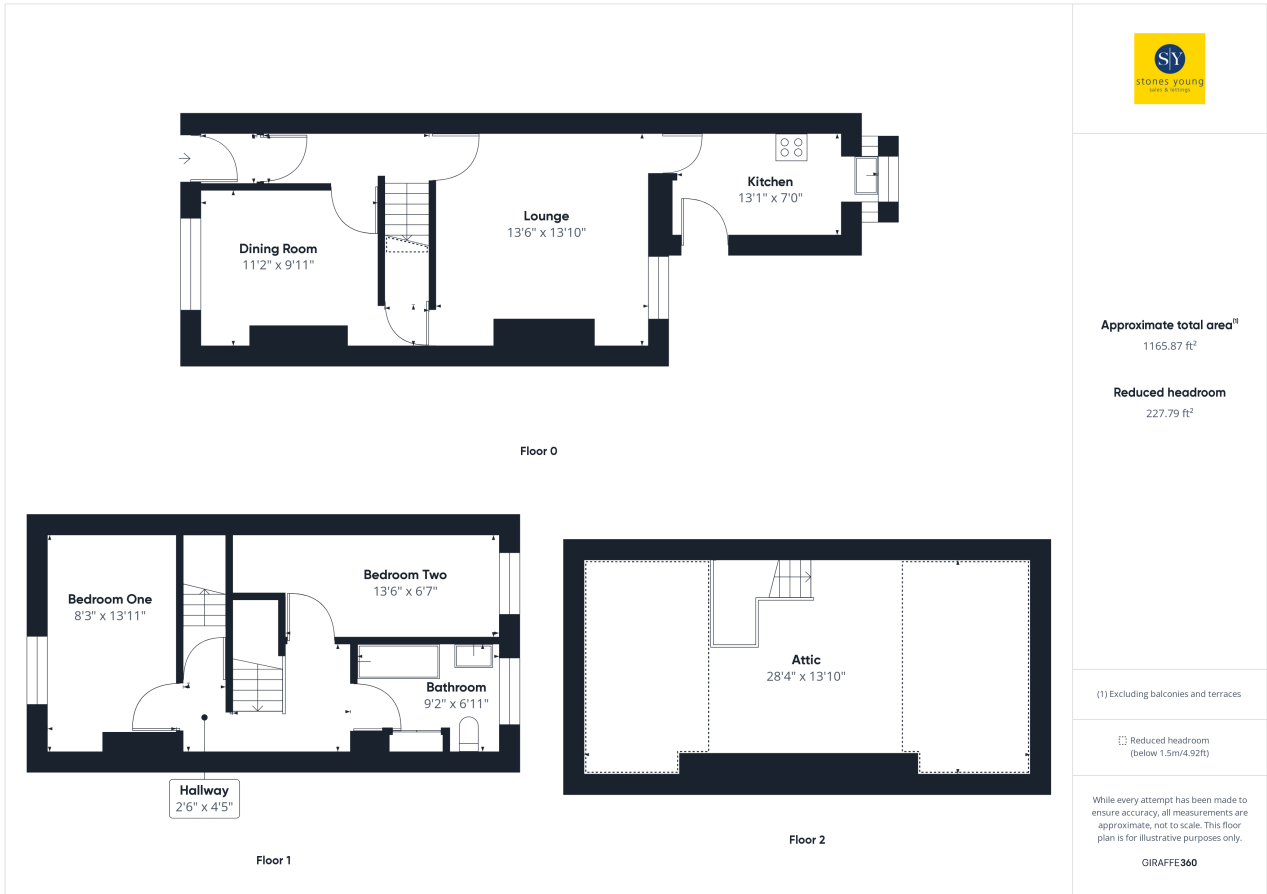
#### Attic

28' 4" x 13' 10" (8.64m x 4.22m) Wooden Velux windows x2.





# FLOORPLAN & EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.