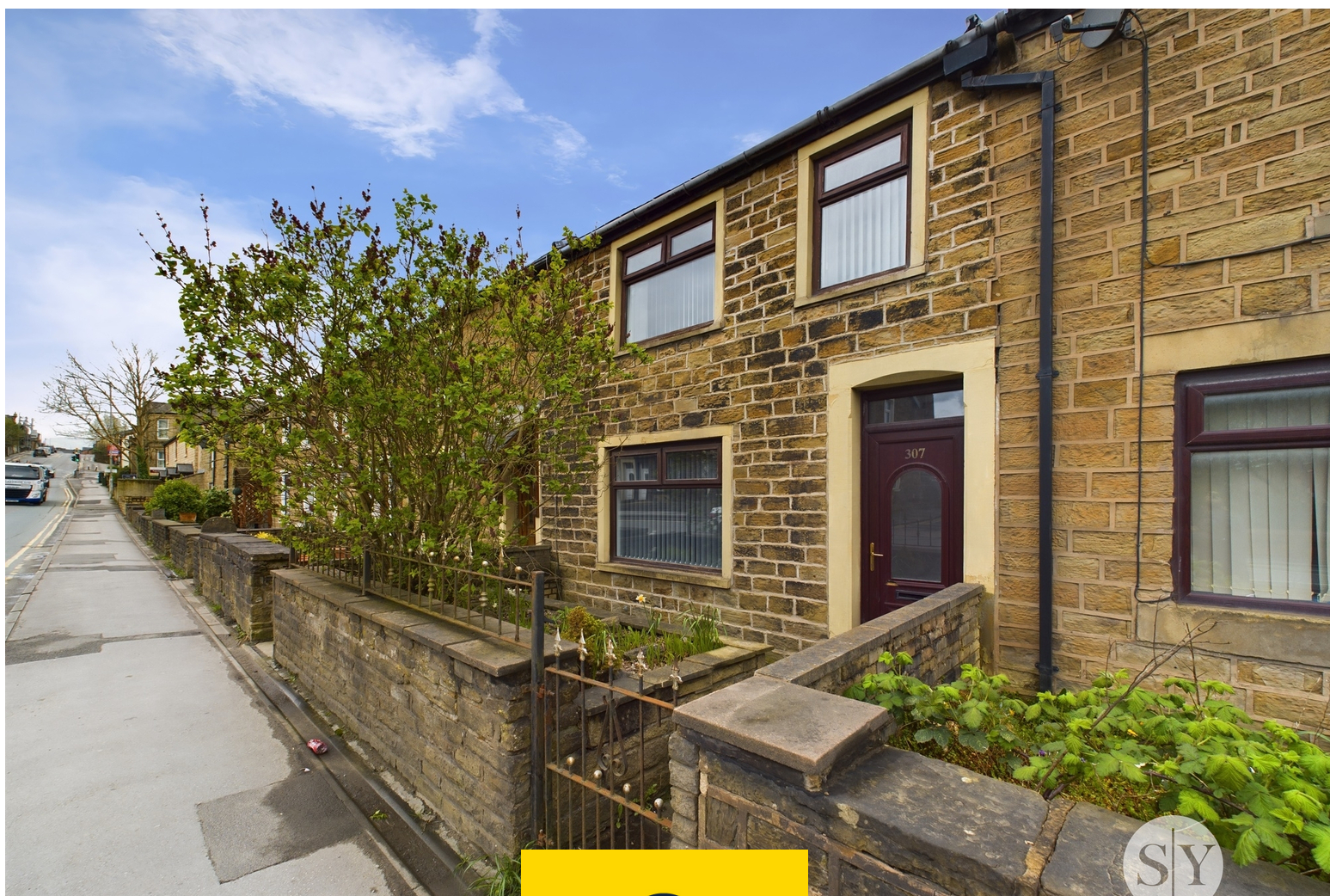


Whalley Road, Clayton le Moors, Accrington, Lancashire. BB5
5QZ

£120,000 Freehold

FOR SALE



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Blackburn
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PROPERTY DESCRIPTION

EXCITING INVESTMENT OPPORTUNITY OR IDEAL FIRST TIME BUY! Welcome to this charming three-bedroom mid-terraced property nestled on Whalley Road in the quaint locale of Clayton Le Moors. Boasting a neutral décor throughout, this inviting residence is offered to the market with no onward chain, making it an ideal prospect for first-time buyers or savvy investors alike.

Upon entering, you're greeted by an inviting entrance vestibule that leads seamlessly into the spacious lounge, adorned with an electric fire. The kitchen is a delightful space, featuring a range of base and eye-level units in a tasteful wood effect finish, complemented by modern tiling and flooring. There's ample room for a dining table and chairs in the kitchen, as well as under-counter appliances, ensuring both functionality and style. Ascending to the first floor via the landing, you'll find the master bedroom along with two further bedrooms, one of which is a double bedroom, offering space for a growing family. The four-piece bathroom suite completes the internal accommodation, with a pristine white finish, a sleek shower enclosure, and a vanity unit providing convenient storage solutions. Ensuring comfort throughout the seasons, the property benefits from gas central heating and double glazing, promising warmth and energy efficiency. The garden fronted property benefits from on street parking nearby. This lovely mid terraced property also benefits from a flagged courtyard to the rear which offers off road parking. With a potential rental income of £650pcm, this property presents an exciting investment opportunity. Internal viewing is highly recommended to fully appreciate the charm and potential of this delightful home.

FEATURES

- Garden Fronted Mid Terraced
- Perfectly Suited To Investors & First Time Buyers
- No Chain Delay!
- Neutrally Decorated Interior
- Well Presented Throughout
- Three Bedrooms
- Modern Four Piece Bathroom
- Enclosed Flagged Yard To Rear
- Parking To The Rear Plus Additional On Street Parking Nearby
- Freehold; Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet flooring, panel radiator.

Lounge

Carpet flooring, feature wall mounted fire, stairs to first floor, under stair storage, 2 x panel radiator, wooden double glazed window.

Kitchen Diner

Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, integral oven and electric hob, space for under counter appliances, vinyl flooring, panel radiator, 3 x wooden window.

First Floor

Landing

Carpet flooring, panel radiator.

Master Bedroom

Double bedroom with carpet flooring, wooden double glazed window.

Bedroom Two

Double bedroom with carpet flooring, panel radiator, wooden double glazed window.

Bedroom Three

Single bedroom with carpet flooring, storage cupboard, panel radiator, wooden double glazed window.

Bathroom

Four piece in white with shower enclosure, vinyl flooring, heated towel radiator, frosted wooden double glazed window.



FLOORPLAN



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.