



Grange Street, Clayton Le Moors Offers over £65,000

- Terrace Property
- Two Bedrooms
- One Reception Room
- Modern Kitchen
- Three Piece Bathroom
- Enclosed Rear Yard
- Ideal First Time Buy
- Not to be Missed
- Viewing Recommended

INTRODUCTION

CALLING ALL FIRST TIME BUYERS!!

This deceptively spacious two bedroomed terraced property located within the popular residential area of Clayton Le Moors is convenient for access to local amenities and overlooks the well maintained Mercer Park. Offering ample indoor living space and a low maintenance rear yard space, this property would ideally suit as a first time buy.

The front door leads into an impressive open plan living space, with feature fireplace stairs leading to the first floor and door leading into a cosy kitchen space with door leading out to a low maintenance enclosed rear yard space. To the first floor you will find two double bedrooms and a three piece family bathroom.

For more information or to arrange a viewing please contact our Accrington team at your earliest convenience.

Ground Floor

Reception Room

23'5 x 14'0 (7.14m x 4.27m)

UPVC front entrance door, two UPVC double glazed windows, central heating radiator, wall light facility, centrepiece real flame living gas fire with modern tiled surround and hearth, wood effect laminate flooring, meter cupboard, stairs to first floor landing and door to the kitchen.

Kitchen

12'9 x 6'7 (3.89m x 2.01m)

Two UPVC double glazed windows, a range of wall and base units with laminate work surfaces and tiled splash backs, stainless steel sink with drainer and mixer tap, space for fridge freezer, space and gas supply for oven with extractor hood, plumbing for washing machine, tiled flooring, central heating radiator, wall mounted boiler, spotlights to the ceiling and a UPVC rear entrance door.

First Floor

Landing

Smoke alarm point, loft access and doors to two bedrooms and the bathroom.

Bedroom One

13'6 x 9'1 (4.11m x 2.77m)

UPVC double glazed window, central heating radiator, coving to the ceiling, television point and fitted storage cupboard.

Bedroom Two

10'3 x 9'5 (3.12m x 2.87m)

UPVC double glazed window, coving to the ceiling, central heating radiator and a television point.

Bathroom

9'11 x 4'6 (3.02m x 1.37m)

Three piece suite comprising; panelled bath with electric shower over, wash hand basin and low suite WC, central heating radiator, tiled elevations and spotlights to the ceiling.

External

Rear

Enclosed paved yard.

Agents Notes

Council Tax Band B

