



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Branch Road, Clayton Le Moors, Accrington | Price £89,950  
Call us today on 01253 362640



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*END TERRACED HOUSE IN A CONVENIENT LOCATION WITH NO ONWARD CHAIN INVOLVED\*\* End Terraced House comprising Entrance Hallway, Dining Room, Lounge, Kitchen, Landing, Two Double Bedrooms, 3 Piece Stylish Bathroom, Enclosed Yard to Side, No Onward Chain Involved, Council Tax Band A**

Entrance Hallway

Double glazed entrance door, stairs to first floor landing

Dining Room

11'4 x 14'5

Double glazed windows to front & side, radiator, chimney breast, picture rail

Lounge

14'7 x 11'5

Double glazed window to side, radiator, decorative cornice style ceiling

Kitchen

15'6 x 6'11

Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, plumbing for washing machine, space for fridge & freezer, eye level electric double oven, gas hob with extractor hood over, two double glazed windows to front, wooden stable door to front

Landing

Bedroom 1

Double glazed window to front & side, two radiators

Bedroom 2

7'7 x 14'6

Double glazed window to front, radiator, loft access

Bathroom

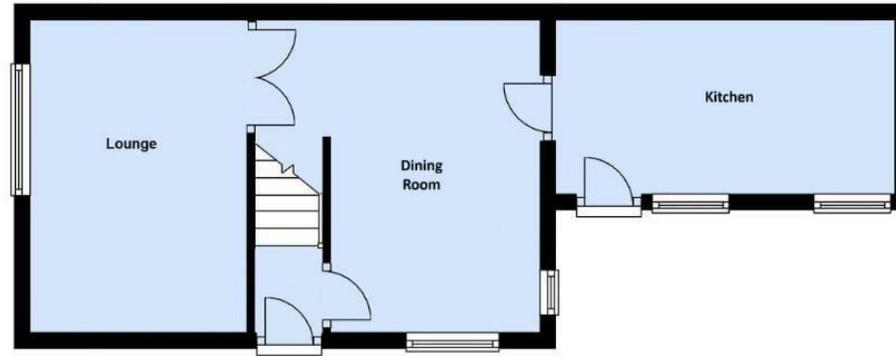
8'2 x 6'5

Fitted with a 3 piece suite comprising low level wc, panelled bath with glass screen & shower over, vanity wash hand basin with storage under, tiled walls, double glazed window to side, concealed wall mounted gas combination boiler

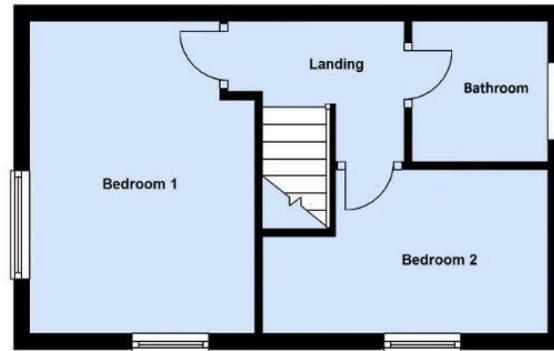
Outside

Enclosed low maintenance yard to the side, gated access

### Ground Floor



### First Floor



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.

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