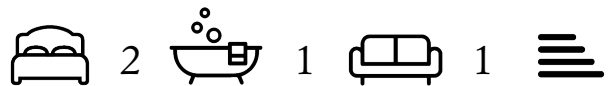




## 19 Elder Court

, Accrington, BB5 6JP

Asking Price £94,950



Superb Two-Bedroom Ground Floor Apartment – Immaculately Presented This beautifully maintained ground floor apartment is ready to move into and perfect for anyone seeking low-level accommodation. The property is presented in excellent condition throughout and features a modern fitted kitchen. Accommodation comprises: Entrance hallway, Fully fitted dining kitchen, Spacious lounge. Two double bedrooms and Three-piece shower room. Additional benefits include gas central heating and uPVC double glazing. Offered with no onward chain, this property presents an excellent investment opportunity or a perfect first-time purchase.





#### Entrance

Composite Main Entrance Door.

Dining Kitchen 12'24 x 8'55 x 15'90 (3.66m x 2.44m x 4.57m)  
UPVC Double Glazed Window. Modernn White High Gloss Fitted Kitchen.

Lounge 15'95 x 13'14 (4.57m x 3.96m)  
UPVC Double Glazed Window and Central Heating Radiator.  
Laminate Floor.

#### Inner Hallway

Bedroom One 9'98 x 14'09 (2.74m x 4.50m)  
UPVC Double Glazed Window and Central Heating Radiator.  
Built in Wardrobe.

Bedroom Two 11'59 x 9'51 (3.35m x 2.74m)  
UPVC Double Glazed Window and Central Heating Radiator.  
Laminate Floor.

#### Shower Room

UPVC Double Glazed Window and Ladder Style Radiator.  
Modern White Suite comprising of Double Base Wlak in Shower, Semi-Recess Wash Basin with Vanity Unit and Concealed Cistern WC. 3/4 Tiled Walls and Tiled Floor.  
Plumbing for Washing Machine.

#### External

##### 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.

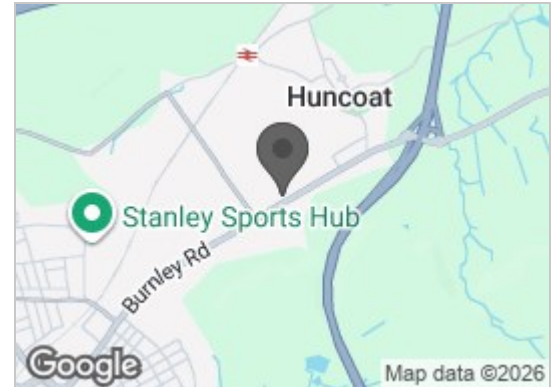
##### Disclaimer 3

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

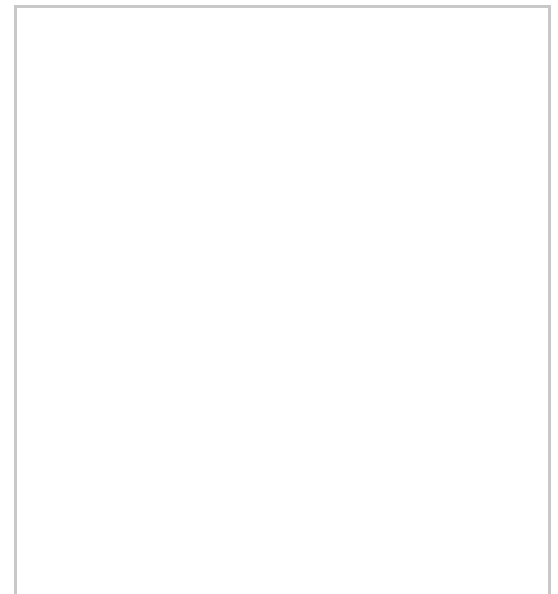
Can we help..

**THINKING OF SELLING?** For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

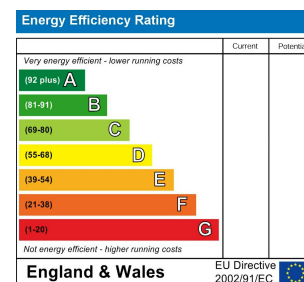
#### Area Map



#### 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 firms 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](mailto:info@sharpestateagents.com) [www.sharpestateagents.com](http://www.sharpestateagents.com)