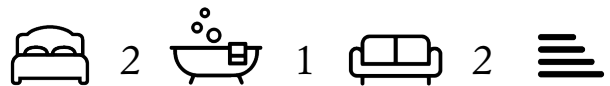




## 69 Pickup Street

Clayton Le Moors, Accrington, BB5 5NS

£87,500



A Lovely well presented Two Bedroom Inner Terrace House situated in a highly sought after location close to Mercer Park, Schools and local shops on the doorstep. With no chain this is a perfect First Time Buyer Home or Super Investment Opportunity, the layout comprises: Entrance Vestibule, Hallway with stairs to the first floor. Two Good Size Reception Rooms and White High Gloss Fitted Kitchen. First Floor, Two Double Bedrooms and Three Piece Bathroom. Warmed by Gas Central Heating and uPVC Double Glazing. Viewing is recommended.



Entrance Vestibule

Hallway

Stairs to the First Floor. Central Heating Radiator.

Lounge 10'69 x 14'29 (3.05m x 4.27m)

UPVC Double Glazed Window and Central Heating Radiator. Fire Surround with Marble Inset and Hearth. Fitted Gas Fire.

Dining Room 10'73 x 14'55 (3.05m x 4.27m)

UPVC Double Glazed Window and Central Heating Radiator. Fire Surround with Marble Inset and Hearth. Fitted Gas Fire. Understairs Storage.

Kitchen 5'92 x 10'12 (1.52m x 3.05m)

Two UPVC Double Glazed Windows and Central Heating Radiator. White Fitted Wall and Base Units with Work Surfaces. Inset Sink. Plumbing for Washing Machine. Gas Cooker.

First Floor

Landing

Bedroom One 14'11 x 14'49 (4.55m x 4.27m)

UPVC Double Glazed Window and Central Heating Radiator. Built in Wardrobe.

Bedroom Two 10'80 x 7'31 (3.05m x 2.13m)

UPVC Double Glazed Window and Central Heating Radiator. Central Heating Boiler.

Bathroom

UPVC Double Glazed Window and Central Heating Radiator. Three Piece Suite comprising of Panelled Bath, Wash Basin and WC.

External

Enclosed Rear Yard.

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.

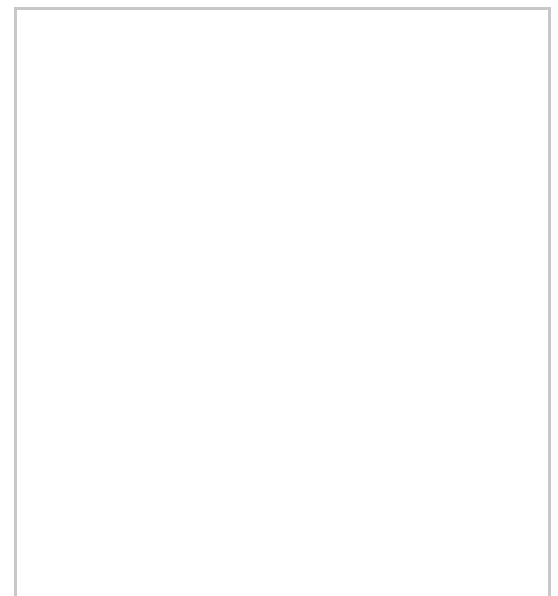
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THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

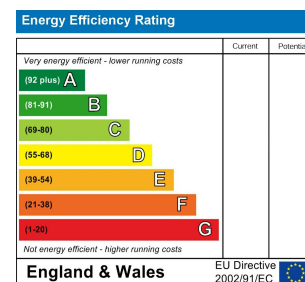
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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