

27 Sharples Street

Accrington, Lancashire, BB5 0HQ

Offers Over £90,000

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A Superb First Time Buyer Property or Investor Opportunity in a popular location close to local amenities, A Two Bedroom Garden Fronted Mid Terrace House offering spacious living accommodation comprising: Entrance Vestibule, Hallway, Two Reception Rooms and White Fitted Kitchen. First Floor, Landing, Two Bedrooms and Three Piece Bathroom Suite. Warmed by Gas Central Heating and uPVC Double Glazing. Walled front garden and Enclosed rear yard. No onward chain, not to be missed.

Anti-Money Laundering (AML) Checks – To help keep the buying process safe and secure, we are required by law to carry out Anti-Money Laundering (AML) and identity checks for all purchasers. Once your offer has been accepted, a fee of **£48.00 (including VAT) per purchaser** will be payable to cover the cost of these mandatory checks. Completing them promptly helps avoid delays and allows your purchase to progress as smoothly as possible.







Entrance Vestibule
UPVC Main Front Door.

Hallway
Central Heating Radiator. Stairs to the First Floor.

Reception Room One 11'44 x 11'98 (3.35m x 3.35m)
UPVC Double Glazed Window and Central Heating Radiator. Fire Surround.

Reception Room Two 13'34 x 14'74 (3.96m x 4.27m)
UPVC Double Glazed Window and Central Heating Radiator. Stone Fireplace. Understairs Storage.

Kitchen 9'46 x 6'94 (2.74m x 1.83m)
UPVC Double Glazed Window and Central Heating Radiator. White Fitted Wall and Base Units. Work Surfaces and Tile Surrounds. Gas Hob, Electric Oven and Filter Hood. Plumbed for Washing Machine. UPVC Door to the Rear Yard.

First Floor

Landing
Spindle Ballustrade. Loft Access.

Bedroom One 14'15 x 12'04 (4.27m x 3.76m)
UPVC Double Glazed Window and Central Heating Radiator.

Bedromm Two 16'47 x 6'84 (4.88m x 1.83m)
UPVC Double Glazed Window and Central Heating Radiator.

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

External
Walled Front Garden and 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.

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

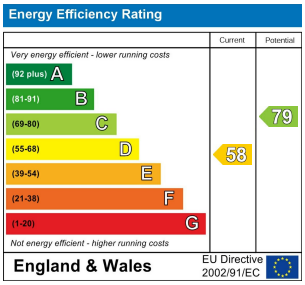
AML
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Area Map



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.

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