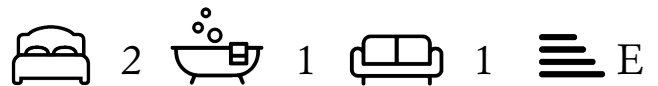




27 Grimshaw Street

Church, Lancashire, BB5 4LG

Asking Price £65,000



Excellent Investment Opportunity!! A Two Bedroom Terrace House in Church, the layout comprises: Entrance, Reception Room and Dining Kitchen. First Floor, Landing, Two Bedrooms and Bathroom. Enclosed Rear Yard. Close to local Amenities, Schools, Bus Routes and Motorway Links.



Entrance
Vestibule

Lounge 13'74 x 12'84 (3.96m x 3.66m)
UPVC Double Glazed Window and Central Heating Radiator.

Dining Kitchen 12'70 x 10'95 (3.66m x 3.05m)
UPVC Double Glazed Window and Central Heating Radiator.

First Floor
Landing

Bedroom One 13'80 x 12'96 (3.96m x 3.66m)
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 12'90 x 7'19 (3.66m x 2.13m)
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom

External
Enclosed Rear Yard

AML
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.

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

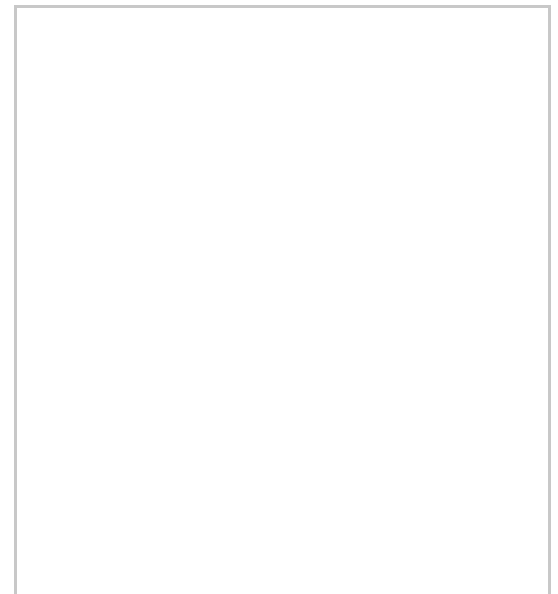
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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Area Map



Floor Plans



Energy Efficiency Graph

