



84 Manchester Road

, Accrington, BB5 2BN

Offers Over £125,000



A Charming Cottage Ideal for First-Time Buyers or Those Looking to Downsize! Situated in a sought-after location close to Oakhill Park, the M65 motorway links and the town centre, this neat and well-presented two-bedroom cottage makes an ideal first home or a perfect choice for those looking to downsize. Modernised throughout, the accommodation briefly comprises a welcoming lounge with beamed ceiling, fitted dining kitchen, two good-sized bedrooms and a three-piece white bathroom suite. Externally, there is a lovely shared courtyard-style yard area, ideal for enjoying a little outdoor space. Further benefits include gas central heating, uPVC double glazing and **no onward chain**, making this an excellent opportunity for buyers looking for a straightforward move. **A lovely home in a popular location – early viewing is highly recommended!**



UPVC Entrance Door

Lounge 13'92 x 12'05 (3.96m x 3.78m)

UPVC Double Glazed Window and Central Heating Radiator. Beamed Ceiling and Mantle.

Dining Kitchen 14'90 x 9'53 (4.27m x 2.74m)

UPVC Double Glazed Window and Central Heating Radiator. Fitted Wall and Base Units with Complimentary Work Surfaces and Tile Surrounds. Electric Oven, Hob and Filter Hood. Plumbing for Washing Machine. Central heating Boiler. Understairs Storage. UPVC Door to the Rear.

First Floor

Landing

Spindle Ballustrade.

Bedroom One 9'55 x 14'04 (2.74m x 4.37m)

UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 14'86 x 9'65 (4.27m x 2.74m)

UPVC Double Glazed Window and Central Heating Radiator.

Bathroom

Three Piece White Suite comprising of Panelled Bath, Shower Fitment, Wash Basin and WC. Partly Tiled Walls.

External

Lovely Shared Yard Area.

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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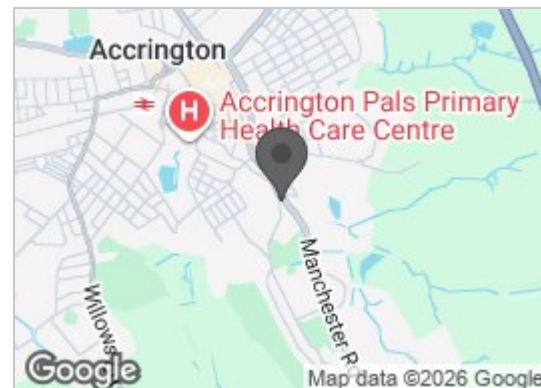
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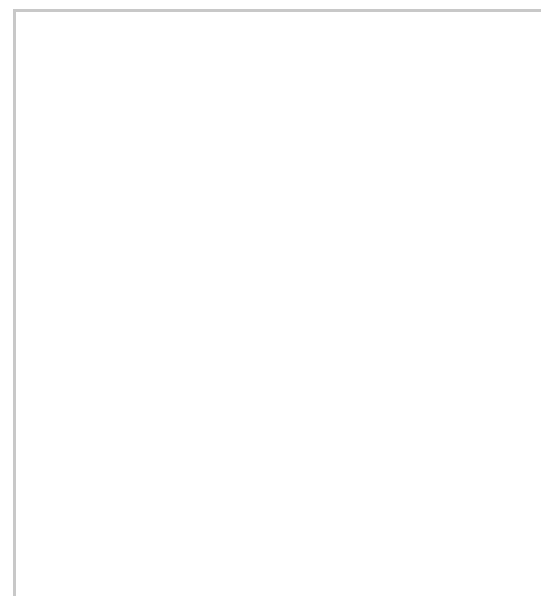
AML

****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.

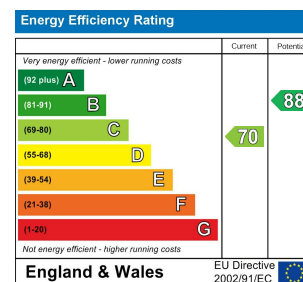
Area Map



Floor Plans



Energy Efficiency Graph



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6 Blackburn Road, Accrington, Lancashire, BB5 1HD

Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com