

# KEENANS

Sales & Lettings



**Adelaide Street, Clayton Le Moors, BB5 5LU**

**Auction Guide £62,000**

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# Adelaide Street, Clayton Le Moors, BB5 5LU

## Auction Guide £62,000



### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

4'5 x 3'4 (1.35m x 1.02m)

Coving, wood effect flooring and door to hall.

#### Hall

9'10 x 3'4 (3.00m x 1.02m)

Coving, central heating radiator, doors to two reception rooms and stairs to first floor.

#### Reception Room One

11'1 x 10'11 (3.38m x 3.33m)

UPVC double glazed window, central heating radiator, gas fire with stone surround, coving, and wood effect laminate flooring.

#### Reception Room Two

14'7 x 13'10 (4.45m x 4.22m)

UPVC double glazed window, central heating radiator, gas fire with stone surround and door to kitchen.

#### Kitchen

9'10 x 7'11 (3.00m x 2.41m)

UPVC double glazed frosted window, central heating radiator, range of wall and base units, granite effect surface, integrated oven, four ring gas hob, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, tiled floor and UPVC door to rear.

### First Floor

#### Landing

8'1 x 5'11 (2.46m x 1.80m)

Loft access, doors to two bedrooms and bathroom.

#### Bedroom One

15'5 x 11' (4.70m x 3.35m)

UPVC double glazed window, central heating radiator, ceiling fan and storage.

#### Bedroom Two

13'11 x 8'3 (4.24m x 2.51m)

UPVC double glazed window, central heating radiator, ceiling fan and storage.

#### Bathroom

8'11 x 5'9 (2.72m x 1.79m)

UPVC double glazed frosted window, central heating towel rail, low flush WC, pedestal wash basin, panel bath with overhead electric feed shower, tiled elevation and lino flooring.

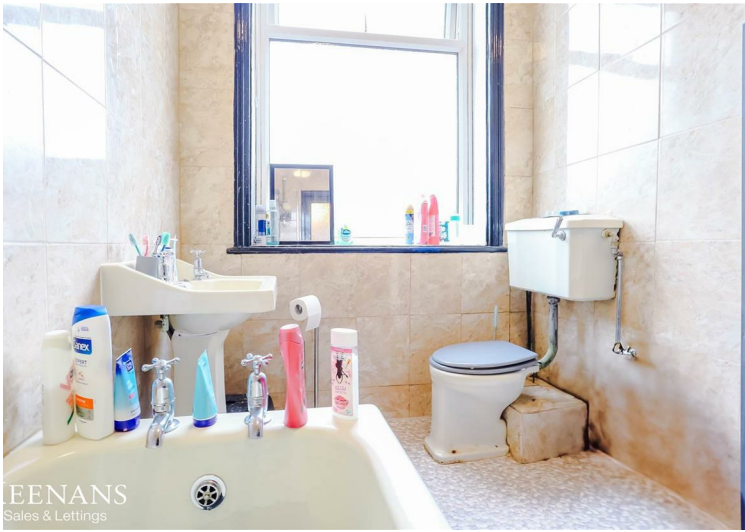
#### External

##### Rear

Enclosed paved yard with brick outbuilding.

##### Front

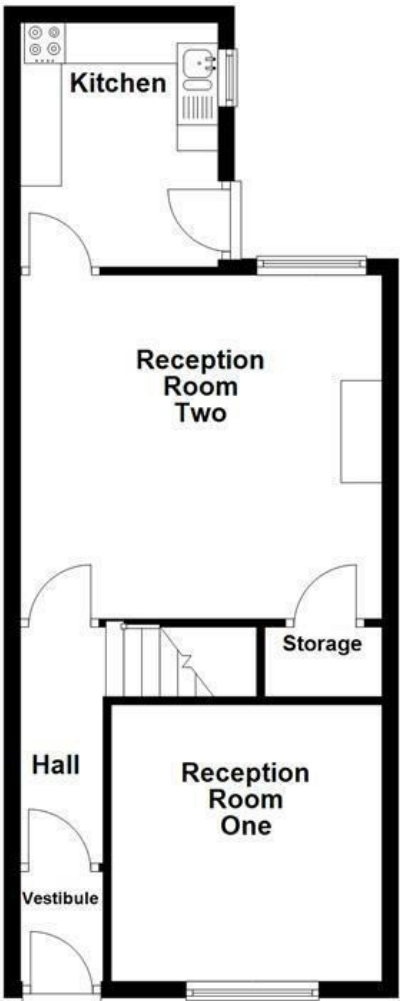
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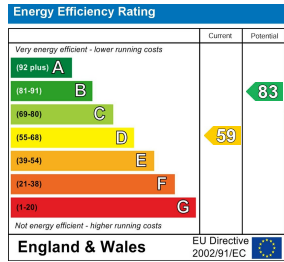
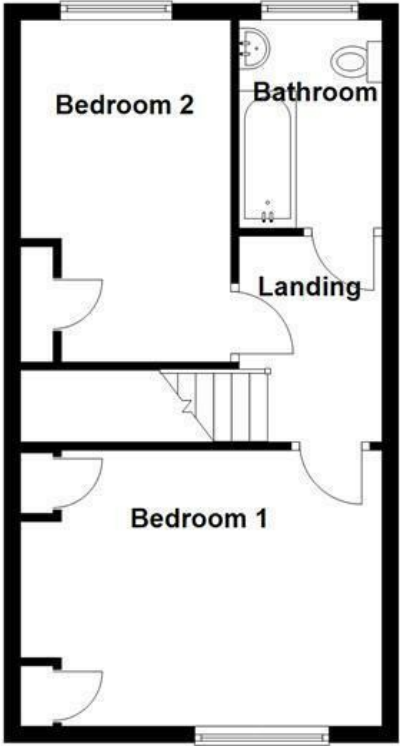




**Ground Floor**



**First Floor**



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