

KEENANS

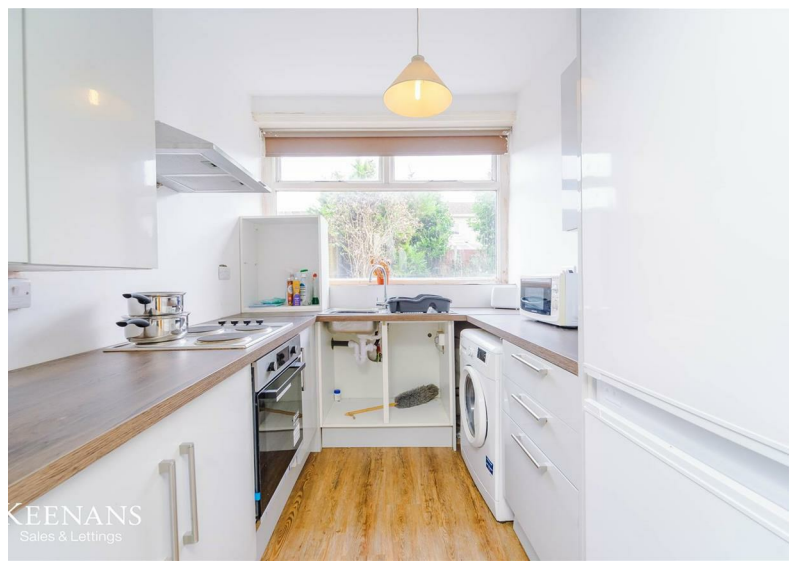
Sales & Lettings



Whalley Road, Clayton Le Moors, BB5 5SB

Auction Guide £140,000

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Ground Floor

Entrance Porch

7'8 x 3'8 (2.34m x 1.12m)

UPVC double glazed front door, UPVC double glazed window, polycarbonate roof and UPVC double glazed frosted door to hall.

Hall

13'11 x 6'0 (4.24m x 1.83m)

Central heating radiator, coving, smoke detector, meter cupboard, wood effect lino flooring, hardwood doors to two reception rooms, open to kitchen, UPVC double glazed frosted door to rear and stairs to first floor.

Reception Room One

13'5 x 12'8 (4.09m x 3.86m)

UPVC double glazed bow window, central heating radiator, coving, gas fire and wood panel elevation.

Reception Room Two

13'5 x 11'8 (4.09m x 3.56m)

UPVC double glazed window, central heating radiator, coving and gas fire.

Kitchen

8'4 x 7'3 (2.54m x 2.21m)

Hardwood single glazed window, range of wall and base units with wood effect worktops, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, integrated Main Eco boiler and wood effect laminate flooring.

First Floor

Landing

9'11 x 7'3 (3.02m x 2.21m)

UPVC double glazed window, coving, smoke detector, doors to three bedrooms, bathroom and WC.

Bedroom One

11'11 x 11'8 (3.63m x 3.56m)

UPVC double glazed window, central heating radiator, coving and two fitted wardrobes.

Bedroom Two

11'11 x 10'8 (3.63m x 3.25m)

UPVC double glazed window, central heating radiator and two fitted wardrobes.

Bedroom Three

7'5 x 6'8 (2.26m x 2.03m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 5'6 (2.26m x 1.68m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, tiled elevations, extractor fan and wood effect lino flooring.

WC

4'5 x 2'8 (1.35m x 0.81m)

UPVC double glazed frosted window, low basin WC and wood effect lino flooring.

External

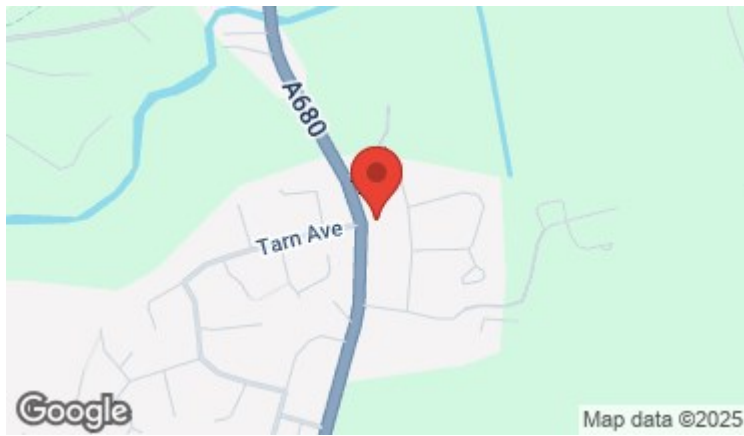
Rear

Laid to lawn garden with concrete paving, mature shrubbery and access to detached garage.

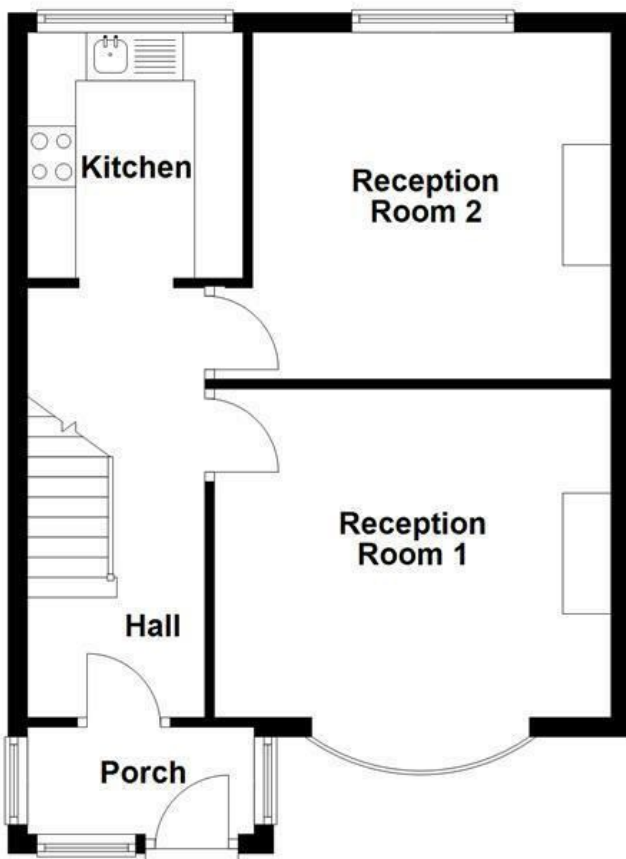
Front

Tiered laid to lawn garden with paving and off road parking.

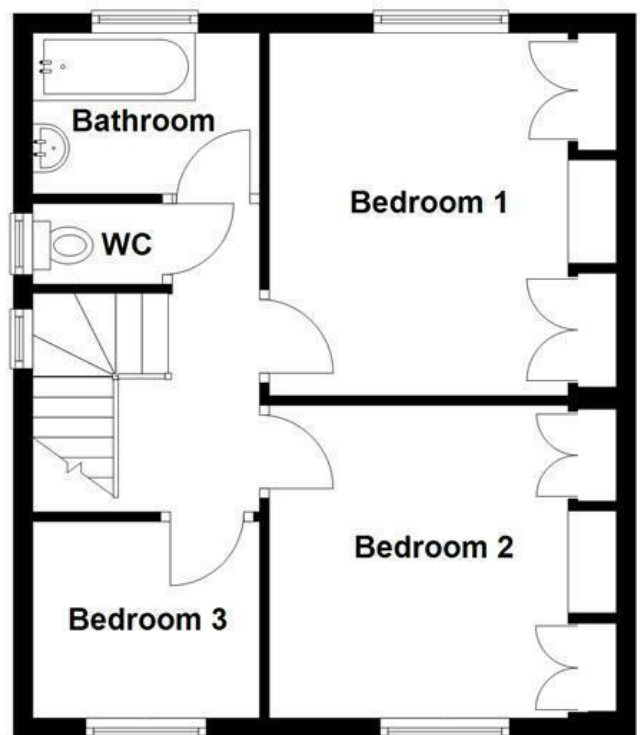




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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