



Central Place, Clayton,
Offers Over £100,000

*****CASH BUYERS ONLY *** FOUR BEDROOMS *** FOUR BEDROOMS *** CASH BUYERS ONLY *****
MUST VIEW!!! This deceptively spacious four bedroom terrace would make a superb purchase for a
FTB/Young/Growing Family.

Situated in the heart of Clayton Village which boasts amenities, schools and close to the Quora Retail Park.
The accommodation briefly comprises of a lounge, kitchen, three first floor bedrooms, shower room and
house bathroom. There is a further fourth overall attic bedroom.

To the outside there is a small communal garden.
" CASH BUYERS ONLY TO VIEW THE PROPERTY "



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VIEWING ESSENTIAL!!

Kitchen

16'1" x 6'10" (4.90m x 2.08m)
Fitted with a range of wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, cooker, radiator, upvc double glazed door to rear.

Lounge

14'6" x 13'4" (4.42m x 4.06m)
With a living flame gas fire, radiator and useful storage cupboard.

First Floor

With radiator and useful storage cupboard.

Bedroom Two

11'2" x 9'6" (3.40m x 2.90m)
With radiator.

Bedroom One

18'5" x 8' (5.61m x 2.44m)
With radiator.

Bedroom Three

17'5" x 8'2" (5.31m x 2.49m)
With radiator.

Shower Room

Two piece shower room comprising shower cubicle, low suite wc, radiator.

Bathroom

Three piece house bathroom comprising panelled bath, low suite wc, pedestal wash basin, radiator.

Second Floor

Attic Bedroom Four

16'3" x 14'4" max (4.95m x 4.37m max)
With fitted wardrobes and velux window.

Exterior

To the outside there is a communal garden.

Directions

From our Queensbury office proceed to the main traffic light at Sandbeds, continue into Scarlet Heights and take the left into Baldwin Lane towards Clayton, at the bottom turn right onto Clayton Lane, Central Place will shortly be seen where the property will be seen displayed by our For Sale board.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

