



Brook Lane, Clayton,

£350,000

**** DETACHED ** THREE DOUBLE BEDROOMS ** TWO RECEPTION ROOMS ** WELL PRESENTED ****

**** IDEAL FOR GROWING FAMILY ** GARDENS, PARKING & DOUBLE GARAGE ****

Situated the sought after and semi rural location of Clayton is this family sized three double bedroom detached property.

Well maintained throughout to include a modern fitted kitchen and house bathroom.

Having two reception rooms, office, GCH, DG and well maintained gardens the property would make an ideal purchase for a young / growing family.

The accommodation briefly comprises of a hallway, lounge, dining room, dining kitchen, utility room, office/study and cloaks w/c.

There are three first floor bedrooms and a further w/c.

To the outside there is a superb well maintained gardens with lawns, borders, decking and shrubs. A driveway leads to a detached double garage.



Hallway

Storage cupboard and radiator.

WC

Two piece suite comprising low flush wc, pedestal wash basin and radiator.

Lounge

15'4" x 11'7" (4.67m x 3.53m")

Radiator.

Dining Room

15'2" x 10'9" (4.62m x 3.28m")

Radiator and french door.

Utility

8'4" x 10'6" (2.54m x 3.20m")

Modern fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer and useful storage.

Dining Kitchen

20'0" x 10'9" (6.10m x 3.28m")

Modern fitted kitchen having a range of wall and base units incorporating granite worktops, space for American style fridge freezer, stainless steel sink unit, integrated dishwasher, integrated microwave, range cooker with extractor, radiator and french doors leading to rear.

Office

6'0" x 6'5" (1.83m x 1.96m")

Radiator.

First Floor Landing

Loft access.

Bedroom One

15'8" x 11'2" (4.78m x 3.40m")

Modern fitted wardrobes, radiator and far reaching views.

Bedroom Two

10'9" x 9'8" (3.28m x 2.95m")

Radiator.

Bedroom Three

11'7" x 10'4" (3.53m x 3.15m")

Radiator.

WC

Two piece suite comprising low flush wc, pedestal wash basin and radiator.

Bathroom

Three piece suite comprising shower cubicle, pedestal wash basin, free standing bath, heated towel rail, tiled walls and floor.

Council Tax Band

E

Tenure

FREEHOLD.



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	

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