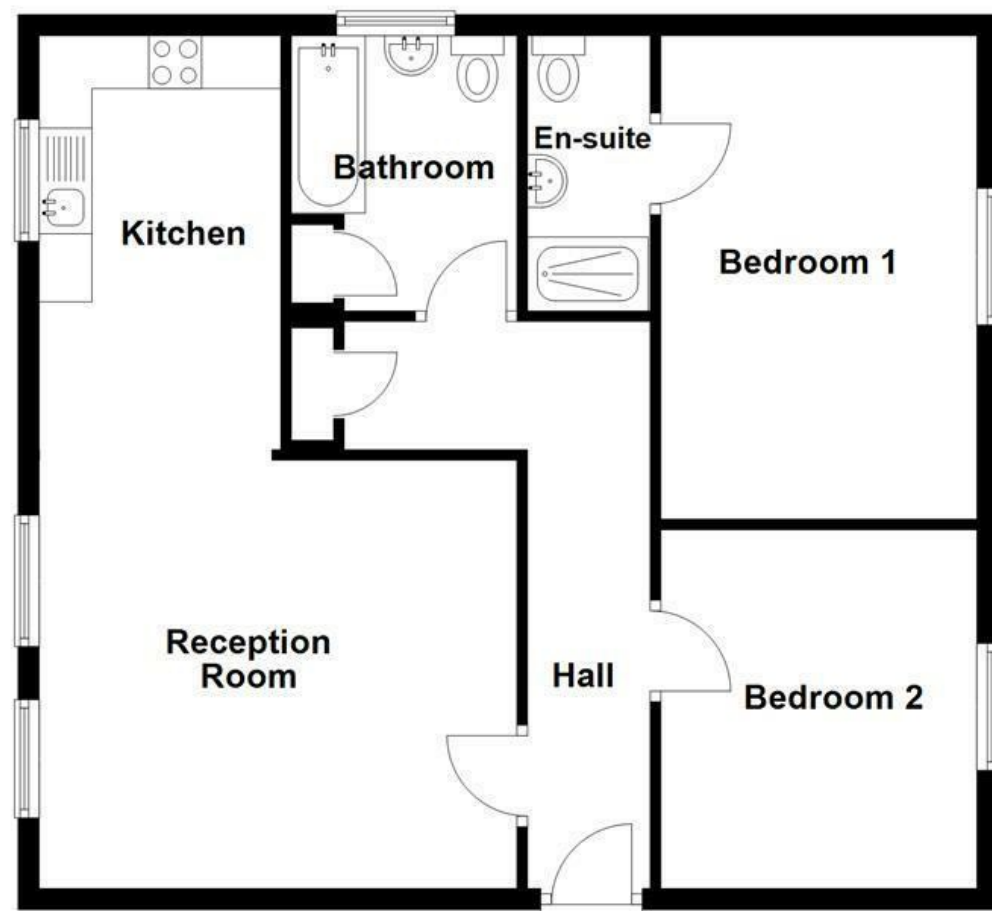


## Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	80
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Clayton Fold, Burnley, BB12 6JD

### Offers Over £90,000

A DECEPTIVELY SPACIOUS TWO BEDROOM GROUND FLOOR FLAT

Nestled in the charming Clayton Fold area of Burnley, this deceptively spacious ground floor flat is a hidden gem waiting to be discovered. Boasting two double bedrooms, one of which features an en suite shower room, this property offers comfort and convenience in equal measure.

The heart of this flat is the generously sized open plan kitchen/living/dining room, perfect for entertaining guests or simply relaxing after a long day.

Situated in a convenient location with easy access to Burnley town centre and nearby transport links, this flat is ideal for a single occupant or a couple looking for a cosy retreat to call home, or as a rental investment.

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# Clayton Fold, Burnley, BB12 6JD

## Offers Over £90,000



- Ground Floor Apartment
- Fitted Kitchen
- Off Road Parking In Allocated Space
- EPC Rating: C
- Two Bedrooms
- Three Piece Family Bathroom
- Leasehold
- Main Bedroom With En Suite
- Communal Gardens
- Council Tax Band: B

### Ground Floor

#### Hall

Door from communal hallway, spotlights, storage cupboard, wood effect flooring and doors to reception room, two bedrooms and bathroom.

#### Reception Room One

17'3 x 13'4 (5.26m x 4.06m)

Two UPVC double glazed windows, electric storage heater, spotlights, wood effect flooring and open access to kitchen.

#### Kitchen

12'10 x 7'6 (3.91m x 2.29m)

UPVC double glazed window, spotlights, range of wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, stainless steel splash back, plumbing for washing machine, space for fridge freezer and wood effect flooring.

#### Bedroom One

15' x 9'10 (4.57m x 3.00m)

UPVC double glazed window, electric storage heater, wood effect flooring and door to en suite.

#### En Suite

8'7 x 3'10 (2.62m x 1.17m)

Spotlights, low level WC, pedestal wash basin, walk in direct feed rainfall shower, tiled elevation and tiled flooring.

#### Bedroom Two

11'4 x 9'11 (3.45m x 3.02m)

UPVC double glazed window, electric storage heater and wood effect flooring.

#### Bathroom

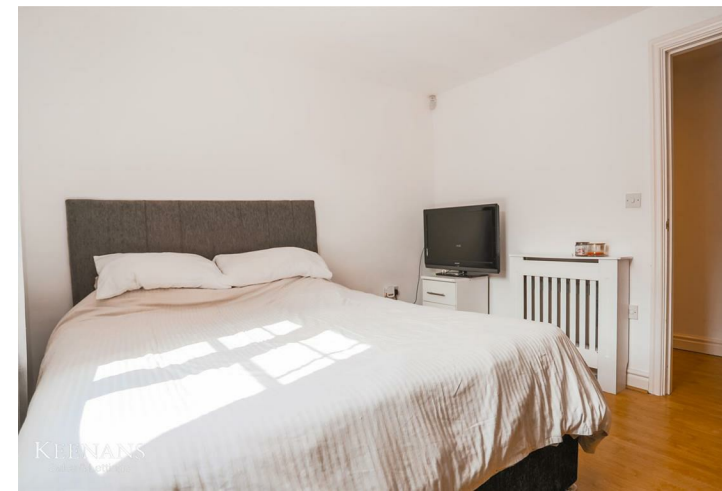
8'7 x 6'2 (2.62m x 1.88m)

UPVC double glazed frosted window, electric towel rail, low level WC, pedestal wash basin, panel bath with electric feed shower over, part tiled elevations and tiled floor.

#### External

#### Front

Communal gardens and allocated gated parking space.



Tel: 01282469023

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