



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			87
(81-91) B			
(69-80) C		69	
(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.

Earl Street, Clayton Le Moors, BB5 5NH

£700

THE PERFECT DOWNSIZE

Having recently undergone a full transformation with modern fixtures and fittings, neutral decoration and spacious rooms throughout, this exceptional two bedroom semi detached true bungalow is being proudly welcomed to the rental market in the sought after location of Clayton Le Moors. Perfectly suited to an elderly couple looking to downsize, single occupant or professional couple, this outstanding property it the perfect home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe and major motorway links.

The property comprises briefly; an entrance porch leads through to a welcoming entrance hallway which provides access through to a spacious reception room, two double bedrooms and a modern four piece family bathroom. The reception room guides you on to a contemporary fitted kitchen. Externally there is a beautifully presented, enclosed garden to the rear with paving, bedding and decking areas. To the front there is a tiered garden with paving and bedding areas.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Earl Street, Clayton Le Moors, BB5 5NH

£700



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen And Four Piece Bathroom Suite
- Close Proximity To Major Network Links
- Council Tax Band B
- Spacious Two Bedroom Semi Detached Bungalow
- Enviably Enclosed Rear Garden With Paving, Bedding And Decked Areas
- EPC Rating C
- Ideal Home For A Couple Or Single Occupant Looking To Downsize
- Easy Access To Local Amenities

Ground Floor

Entrance

Hard wood single glazed door to porch.

Porch

3'10 x 3'2 (1.17m x 0.97m)

Hard wood single glazed window and hard wood single glazed frosted door to hall.

Hall

16'10 x 3'2 (5.13m x 0.97m)

Central heating radiator, coving, smoke alarm, loft access, wood effect laminate flooring, doors to reception room, two bedrooms and bathroom.

Reception Room

15'5 x 12'11 (4.70m x 3.94m)

UPVC double glazed leaded box window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point and door to kitchen.

Kitchen

17'5 x 8' (5.31m x 2.44m)

Two UPVC double glazed window, UPVC double glazed box window, central heating radiator, range of panelled wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric oven with five ring gas hob and extractor hood, integrated fridge freezer, plumbed for washing machine, integrated breakfast bar, Integrated Dishwasher coving, smoke alarm, wood effect laminate flooring and UPVC double glazed frosted door to rear.

Bedroom One

11'2 x 10' (3.40m x 3.05m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and television point.

Bedroom Two

13'5 x 8'5 (4.09m x 2.57m)

UPVC double glazed leaded window, central heating radiator and television point.

Bathroom

10'11 x 8' (3.33m x 2.44m)

UPVC double glazed frosted window, central heating towel rail, four piece suite, dual flush WC, double direct feed shower enclosure, pedestal wash basin, panelled bath, tiled elevation, granite effect panel elevation, spotlights, extractor fan and tiled effect lino.

External

Rear

Enclosed yard with paving and stone chip areas.



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