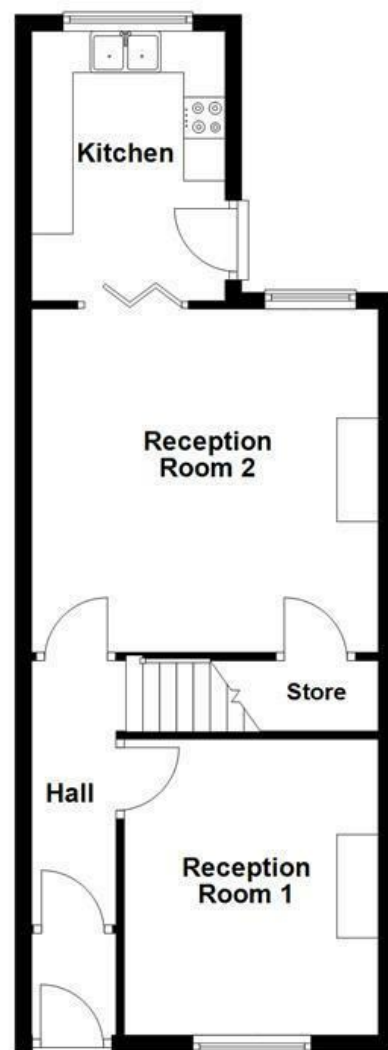
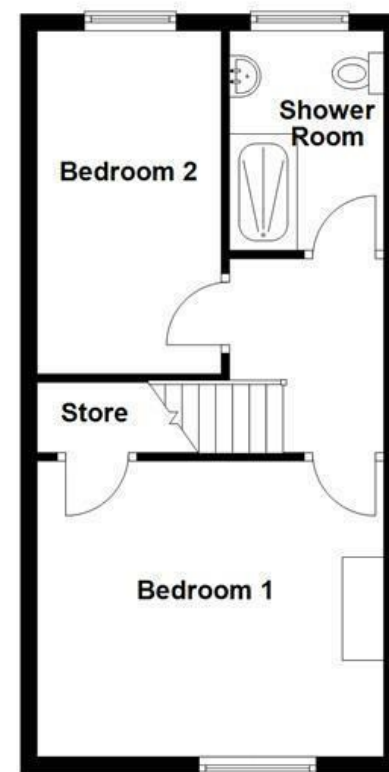


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Blackburn Road, Clayton Le Moors, BB5 5JH

### £775

TWO BEDROOM MID TERRACE HOME IN A SOUGHT AFTER LOCATION

This stunning two-bedroom mid-terrace house is being proudly welcomed to the rental market and would ideally suit a small family or couple seeking a comfortable and stylish home. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The interior is adorned with minimalistic decor, creating a fresh and inviting atmosphere that is ready for you to move into. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, making it perfect for both everyday living and hosting gatherings.

Situated in a good location, this home is conveniently close to local amenities, ensuring that you have everything you need within easy reach. Whether you are looking for shops, parks, or transport links, you will find them just a short distance away.

This property with its appealing features and prime location is sure to attract lots of interest. Do not miss the chance to make this your new rental home. For more information or to book a viewing please contact our Lettings team at your earliest convenience.



# Blackburn Road, Clayton Le Moors, BB5 5JH

## £775

 2  1  2  D

- Exceptional Mid Terrace Property
  - Contemporary Fitted Kitchen
  - Excellent Transport and Commuter Links
  - EPC Rating D
- Two Double Bedrooms
  - Immaculate Presentation Throughout
  - Two Reception Rooms
- Three Piece Shower Room
  - Enclosed Yard to Rear
  - Council Tax Band B

### Ground Floor

#### Entrance Vestibule

4'11 x 3'4 (1.50m x 1.02m)

UPVC double glazed frosted front door, coving, tiled flooring and door to hall.

#### Hall

9'7 x 3'4 (2.92m x 1.02m)

Central heating radiator, coving, smoke detector, wood effect flooring, doors leading to two reception rooms and stairs to first floor.

#### Reception Room One

11'9 x 10'1 (3.58m x 3.07m )

UPVC double glazed window, central heating radiator, coving, picture rail, integrated alcove shelving, electric fire, television point and wood effect flooring.

#### Reception Room Two

14'5 x 13'9 (4.39m x 4.19m)

UPVC double glazed window, central heating radiator, coving, picture rail, integrated alcove shelving, electric fire, wood effect flooring, understairs storage and folding door to kitchen.

#### Kitchen

10'8 x 7'2 (3.25m x 2.18m )

UPVC double glazed window, range of wall and base units with wood effect work surfaces, tiled splashback, ceramic double sink with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, wall mounted Worcester boiler, wood effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

6'9 x 5'7 (2.06m x 1.70m)

Loft access, smoke detector, doors leading to two bedrooms and shower room.

#### Bedroom One

14'1 x 11'10 (4.29m x 3.61m)

UPVC double glazed window, central heating radiator and door to over stairs storage.

#### Bedroom Two

13'7 x 7'5 (4.14m x 2.26m )

UPVC double glazed window and central heating radiator.

#### Shower Room

9'6 x 6'2 (2.90m x 1.88m )

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, low basin WC, electric shower enclosed, partially tiled elevations, extractor fan and tiled effect flooring.

#### External

### Rear

Enclosed paved yard.

### Front

Forecourt with paving, bedding areas and stone chippings.

### Agents Notes

Council Tax Band B.



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