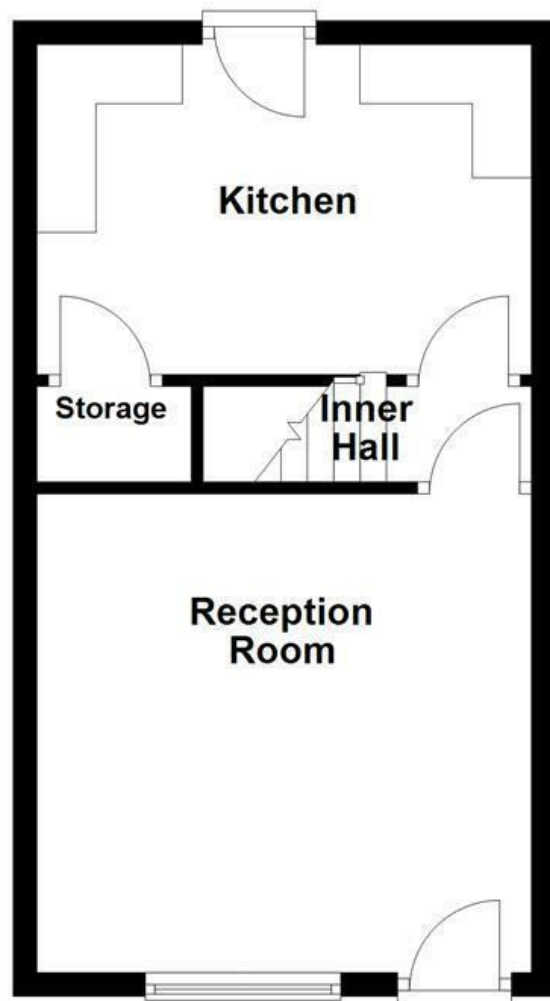
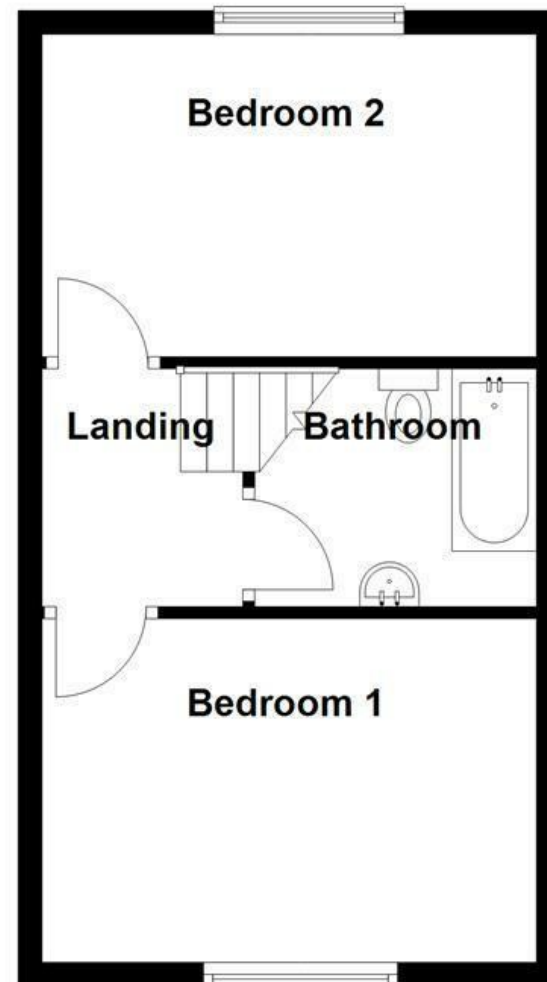


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	80
(81-91) B		
(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.

Whalley Road, Clayton Le Moors, BB5 5ED

£650

A NEWLY RENOVATED TWO BEDROOM MID TERRACE

This fantastic newly renovated mid terraced property is being proudly welcomed to the rental market in the desirable location of Clayton Le Moors. With spacious rooms and an open plan kitchen this property would be ideal for a small family or couple and being located conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Burnley, Clitheroe and major motorway links.

The property comprises briefly; a welcoming and spacious reception room leads on to an inner hallway which guides you through to a kitchen diner and houses a staircase to the first floor. The kitchen diner leads out to the rear. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is a communal yard to the rear.

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

Whalley Road, Clayton Le Moors, BB5 5ED

£650

 **2**  **1**  **1**  **D**

- On Street Parking
 - Close Proximity To Local Amenities
 - Recently Renovated And Viewing Essential
- Two Generously Sized Bedrooms
 - Easy Access To Major Network Links
- Enclosed Communal Yard
 - Open Plan Fitted Kitchen And Three Piece Bathroom Suite

Ground Floor

Entrance

Hard wood door to reception room.

Reception Room

13'9 x 13'3 (4.19m x 4.04m)

UPVC double glazed window, central heating radiator, spotlights, television point, integrated shelving and door to inner hall.

Inner Hall

4' x 2'8 (1.22m x 0.81m)

Door to kitchen and stairs to first floor.

Kitchen

13'9 x 9'2 (4.19m x 2.79m)

UPVC double glazed window, central heating radiator, range of wall and base units, granite effect surface, tiled splash back, stainless steel sink with mixer taps and drainer, double oven, fridge freezer, space for washing machine, under stairs storage, spotlights, wood effect laminate flooring and door to rear.

First Floor

Landing

6'6 x 5'8 (1.98m x 1.73m)

Loft hatch, doors to two bedrooms and bathroom.

Bedroom One

13'9 x 9'5 (4.19m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'9 x 9'2 (4.19m x 2.79m)

UPVC double glazed window, central heating radiator and Worcester boiler.

Bathroom

7'11 x 6'7 (2.41m x 2.01m)

Central heating radiator, pedestal wash basin, panel bath with electric feed overhead shower, low flush WC, tiled elevation, spotlights, extractor fan and wood effect lino.

External

Communal yard to rear.



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