

# curtis law

## ESTATE AGENTS



### Owen Court, Clayton Le Moors

\*\*\* STUNNING TWO DOUBLE BEDROOM SEMI- DETACHED HOME - NO CHAIN DELAY \*\*\*

Curtis Law Estate Agents are thrilled to present this stunning semi-detached home, perfectly nestled in a peaceful cul-de-sac — an ideal choice for first-time buyers seeking a move-in-ready property!

Boasting a spacious living room, a stylish open-plan kitchen and dining area, and two generous double bedrooms, this home offers both comfort and practicality. The modern bathroom suite adds a sleek touch, while the driveway provides convenient off-road parking. To top it off, the gorgeous, low-maintenance garden is perfect for relaxing or entertaining.

This home is ideally located just off Whalley Road, close to a variety of amenities, including shops, convenience stores, restaurants, and cafés. Excellent schools, such as St Mary's RC Primary and All Saints C of E Primary, are also within easy reach. Commuters will benefit from fantastic transport links, with nearby bus routes and the M65 providing quick access to Accrington, Blackburn, and Preston.

This home won't be on the market for long - don't miss out! Get in contact with our sales team to arrange a viewing.

- Beautiful Semi- Detached Home
- Open Plan Kitchen/ Dining Room
- Block Paved Driveway
- Two Double Bedrooms
- Ideal First Home
- Council Tax Band B
- No Chain Delay
- Generously Sized Rear Garden
- Freehold

**Offers in the region of £155,000**



# Owen Court, Clayton Le Moors

## Ground Floor

### Entrance Porch

4'10" x 3'8" (1.49m x 1.13m)

UPVC front door to porch, uPVC double glazed window, ceiling light fitting, central heating radiator, consumer unit, door to living room, carpeted flooring.

### Living Room

14'2" x 10'11" (4.34m x 3.35m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, doors to kitchen/ diner and under stair storage, stairs to first floor landing, carpeted flooring.

### Kitchen/ Diner

14'2" x 10'0" (4.33m x 3.05m)

UPVC double glazed window, uPVC double glazed patio doors to rear garden, a range of wood effect laminate wall and base units with contrasting laminate worktops, part splashbacks, inset sink and drainer with mixer tap, integrated electric oven with four ring gas hob, integrated fridge freezer, plumbing for washing machine, space for dining set, two ceiling light fittings, central heating radiator, tiled flooring.

## First Floor

### Landing

5'10" x 5'4" (1.80m x 1.64m)

Ceiling light fitting, doors to two double bedrooms and a modern three piece bathroom suite, additional door to airing cupboard, carpeted flooring.

### Bedroom One

10'11" x 9'11" (3.34m x 3.04m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to airing cupboard, carpeted flooring.

### Bedroom Two

14'4" x 8'3" (4.39m x 2.54m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

### Bathroom

8'4" x 4'9" (2.55m x 1.47m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin, panel bath with direct feed shower, full tiled elevations, ceiling light fitting, central heating radiator, extractor fan, tiled flooring.

## External



## Front

Block paved driveway, laid to lawn garden, gated access to side and rear garden.

## Rear

Generously sized, enclosed garden with Astroturf and bedding areas, gated access to front, wood fence surround.

## Agents Notes

Tenure: Freehold

Council Tax Band: B - Hyndburn

Property Type: Semi- detached

Property Construction: Brick

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband/ Internet Speed: Unknown

Mobile Signal: Good

Building Safety: Unknown

Restrictions: Unknown

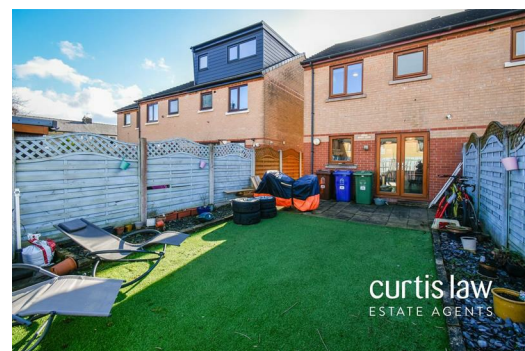
Rights & Easements: Unknown

Flood & Erosion Risks: Unknown

Planning Permissions & Development Proposals: Unknown

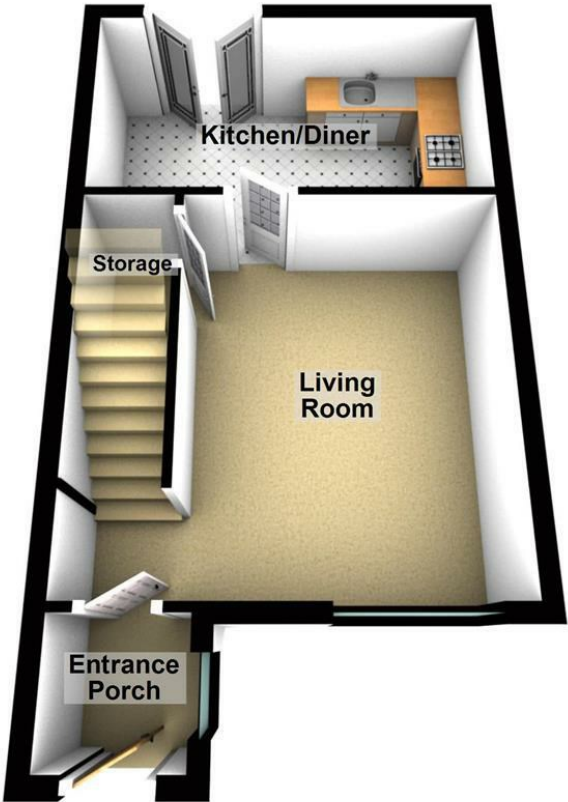
Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown

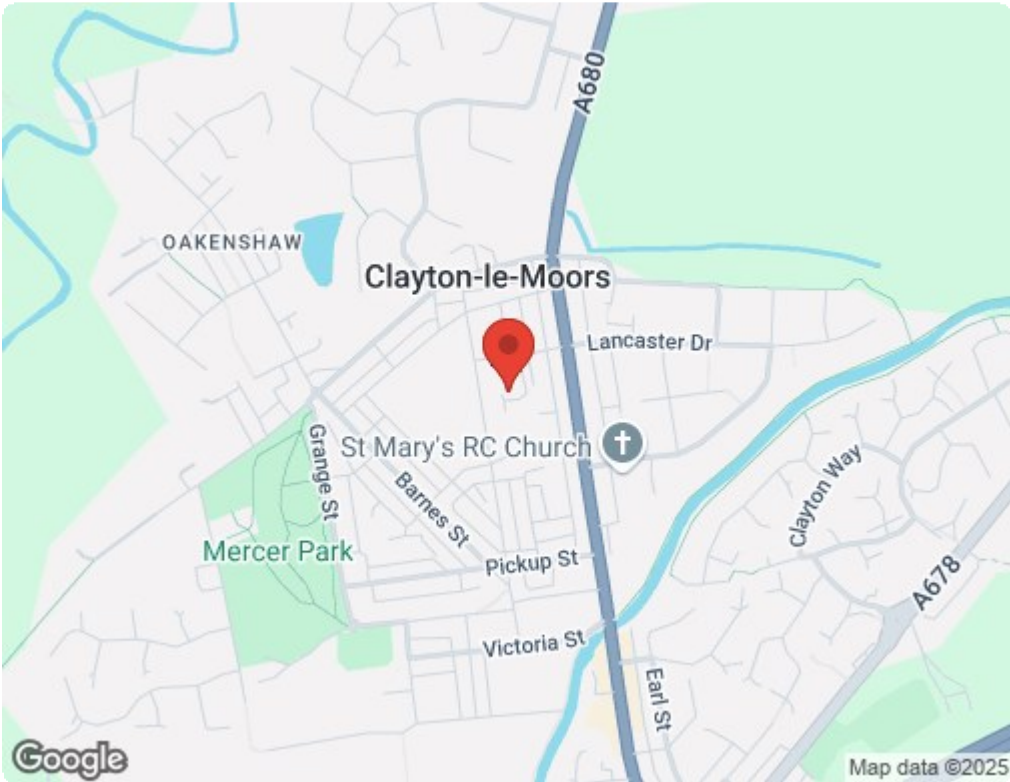
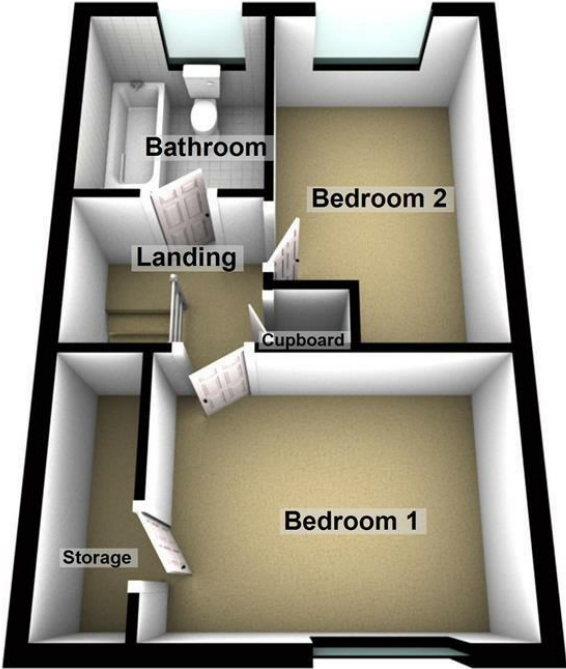




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC