

# curtis law

## ESTATE AGENTS



### Fernlea Drive, Clayton Le Moors

Situated in the ever so popular area of Clayton-Le-Moors, Fernlea Drive is a four-bedroom semi-detached family home which offers a perfect blend of comfort and modern living. Spanning an impressive 1173sqft, this family home is ideal for those seeking space and convenience.

Upon entering, you are greeted with an inviting reception room, providing ample space for relaxation and entertaining. The open-plan kitchen/diner creates a warm and welcoming atmosphere, perfect for family gatherings and culinary adventures. The layout is designed to enhance family life, allowing easy interaction and a sense of togetherness.

The property boasts four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this home is the delightful convenience of being close to Oakenshaw Woods, appealing to those seeking a picturesque area for outdoor activities and leisurely strolls in nature.

Built in 1973, this home combines classic charm with modern functionality, making it a fantastic choice for families or individuals looking to settle in a friendly community. With its spacious interiors and prime location, this semi-detached house is a must-see for anyone seeking a new home in Clayton-Le-Moors.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Four Bedroom Semi-Detached
- Close To Oakenshaw Woods
- Open Plan Kitchen/Dining Room
- Three Piece Bathroom Suite
- Ideal Family Home
- Driveway & Garage
- Corner Plot Location
- Exceptionally Spacious Throughout
- Viewing Essential

**Offers over £225,000**



## Ground Floor

### Hallway

8'9" x 4'5" (2.68 x 1.37)

Central heating radiator, door to living room, downstairs WC, storage cupboard and open access into the open-plan kitchen/diner, ceiling light fitting, laminate flooring.

### Downstairs WC

5'4" x 2'3" (1.65 x 0.69)

UPVC double glazed frosted window, a close coupled dual flush WC, small wash basin with mixer tap, ceiling light fitting, full-tiled elevations, laminate flooring.

### Living Room

17'2" x 10'11" (5.24 x 3.33)

UPVC double glazed square bay-window, ceiling light fitting, central heating radiator, television point, carpeted flooring.

### Open Plan Kitchen/Diner

17'6" x 7'6" (5.34 x 2.30)

UPVC double glazed window x2, open access into dining area, a range of wall and base units with contrasting worktops, inset sink with drainer and high spout mixer tap, double integrated oven, electric hob and extractor hood, ceiling spotlights, laminate flooring.

### Dining Area

11'3" x 9'1" (3.43 x 2.78)

Open access into conservatory, ceiling spotlights and feature light over breakfast bar, space for fridge/freezer, converted dog-home(under stairs), stairs to first floor, laminate flooring.

### Conservatory

14'1" x 6'11" (4.31 x 2.12)

UPVC double glazed windows surround, UPVC double glazed door to rear garden, ceiling spotlights, laminate flooring.

## First Floor

### Landing

8'7" x 2'6" (2.63 x 0.78)

Doors to four bedrooms and three-piece bathroom suite, ceiling light fitting, carpeted flooring.

### Master Bedroom

10'9" x 14'9" (3.30 x 4.52)

UPVC double glazed window, ceiling light fitting, central heating radiator, full built-in wardrobes, carpeted flooring.

### Bedroom Two

7'8" x 12'2" (2.34 x 3.73)

UPVC double glazed window, ceiling light fitting, central heating radiator, built-in wardrobes, space for vanity over stairs, carpeted flooring.



### Bedroom Three

7'5" x 10'5" (2.27 x 3.18)

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

### Bedroom Four

8'0" x 7'7" (2.45 x 2.33)

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

### Bathroom Suite

7'1" x 5'6" (2.16 x 1.69)

UPVC double glazed frosted window, a three piece bathroom suite comprising of; a close coupled dual flush WC, full pedestal wash basin with high spout mixer tap, inset bath with panel and showerhead attachment, heated towel rail, ceiling light fitting, part-tiled elevations, vinyl flooring.

### Front

Laid-to-lawn area, mature shrubs and trees, access to side gate.

### Rear

Large and enclosed rear garden with laid-to-lawn areas, access to garage, mature shrubbery.

### Agents Notes

Tenure: Freehold

Council Tax Band: C - Hyndburn

Property Type: Semi-Detached

Property Construction: Stone & Brick

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating: Baxi-Boiler, 5/6 Years Old

Broadband/Internet Speed: Good

Building Safety: None

Rights & Restrictions: None

Flood & Erosion Risks: None

Planning Permissions & Development Proposals: None

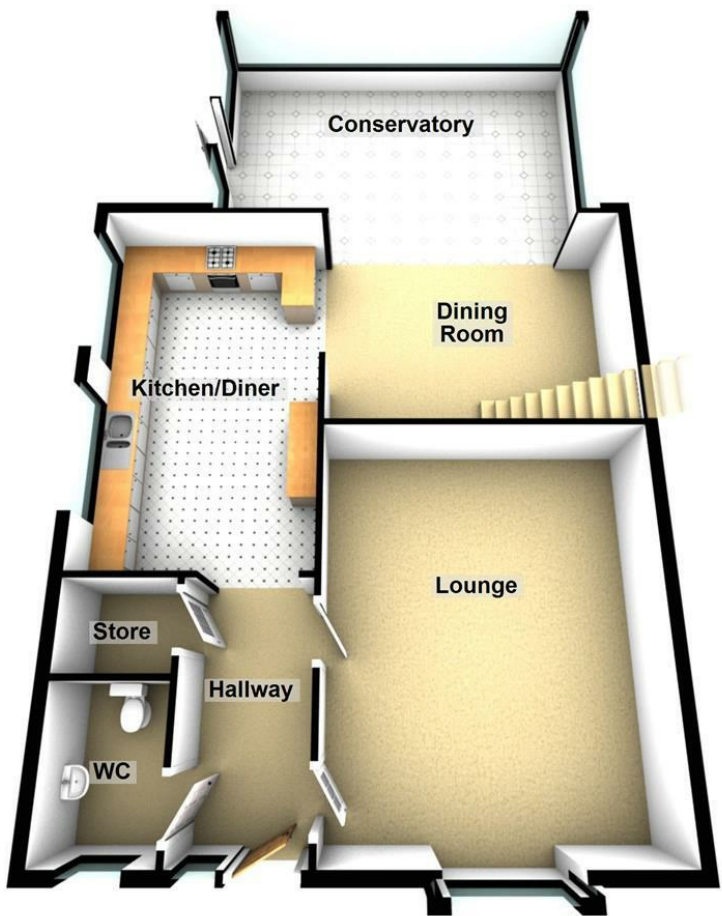
Property Accessibility & Adaptions: None

Coalfield & Mining Area: No

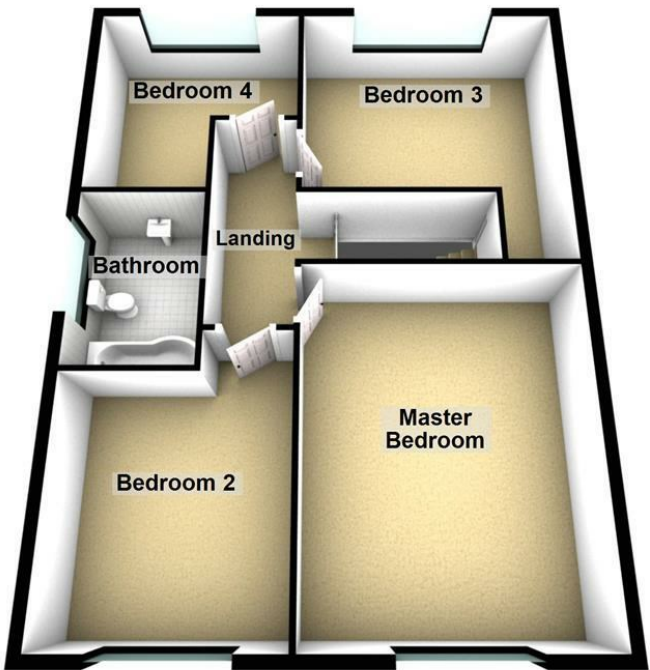




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		