

curtis law

ESTATE AGENTS



Lancaster Drive, Clayton Le Moors

Nestled on Lancaster Drive in the charming area of Clayton Le Moors, this delightful two-bedroom mid-terrace family home presents an excellent opportunity for first-time buyers. Spanning an impressive 861 square feet, the property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining.

Constructed in 1967, this home retains a sense of character while offering the potential for modernisation to suit your personal taste. The spacious front and rear gardens are a notable feature, perfect for enjoying the outdoors, gardening, or simply unwinding in a tranquil setting.

Conveniently located near Mercer Park, locals will appreciate the proximity to green spaces, ideal for leisurely strolls or family outings. The property is offered with no chain delay, ensuring a smooth and efficient purchasing process.

This home is not just a property; it is a canvas for your future. With its inviting layout and prime location, it is an ideal choice for those looking to establish their first home in a friendly community. Do not miss the chance to make this charming house your own.

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.

- Ideal First-Time Buy
- Council Tax Band: A
- Easy Access To Local Amenities
- Two Bedroom Terraced
- Transport Links Nearby
- Tenure: Freehold
- No Chain Delay
- Close To Mercer Park
- Perfect Starter Home

Offers in the region of £99,950

Lancaster Drive, Clayton Le Moors

Ground Floor

Hallway

3'4" x 8'1" (1.03 x 2.47)

Composite entrance door, ceiling light fitting, stairs to first floor, doors to living room and kitchen, laminate flooring.

Living Room

15'3" x 11'4" (4.65 x 3.47)

UPVC double glazed windows x2, ceiling light fitting, central heating radiator, laminate flooring.

Kitchen

11'4" x 11'5" (3.46 x 3.48)

UPVC double glazed window, inset sink with drainer, a range of wall and base units with contrasting worktops, ceiling light fitting, door to under stairs storage, UPVC rear door, tiled flooring.

First Floor

Landing

2'7" x 11'7" (0.80 x 3.55)

UPVC double glazed window, ceiling light fitting, doors to two bedrooms, bathroom and separate WC, carpeted flooring.

Master Bedroom

12'3" x 13'8" (3.75 x 4.18)

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

Bedroom Two

10'0" x 11'3" (3.07 x 3.45)

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

Bathroom

4'9" x 8'2" (1.46 x 2.49)

UPVC double glazed frosted window, panel bath with showerhead attachment, full pedestal wash basin with traditional taps, central heating radiator, ceiling light fitting, full-tiled elevations, vinyl flooring.

Separate WC

2'7" x 5'5" (0.80 x 1.67)

UPVC double glazed frosted window, central heating radiator, ceiling light fitting, high level toilet and pull chain, vinyl flooring.

External



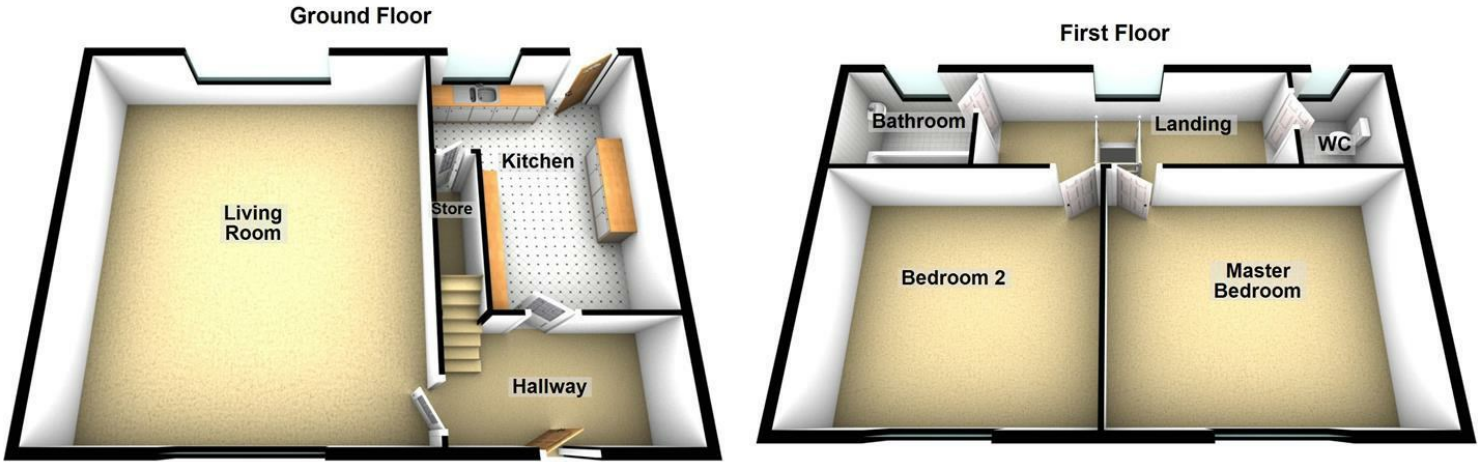
Front

Front forecourt with gated access, access to on-street parking.

Rear

Gated patio area with out-building, gated laid-to-lawn area, access to alley-way.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	87
(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
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC