









BB5 5NQ

## Duke Street, Clayton Le Moors

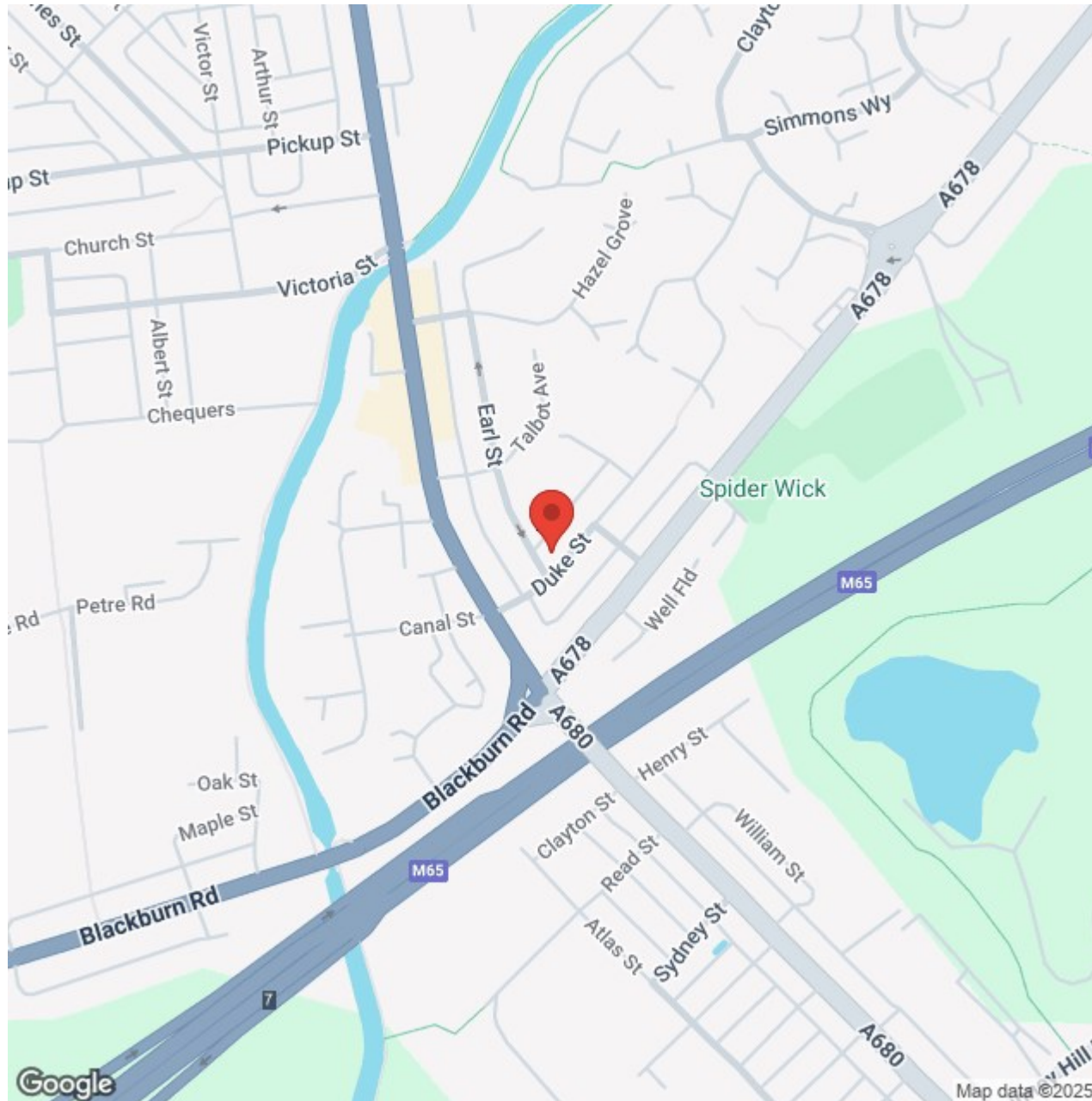
### Offers In The Region Of £114,950

- Terraced • Two Bedrooms • Beautifully Presented Bathroom • Two Reception Rooms • Rear Yard

Nestled on the charming Duke Street in Clayton Le Moors, this delightful terraced house offers a perfect blend of character and modern living. Built in 1900, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents. Spanning approximately 850 square feet, this home features two well-proportioned reception rooms and two double bedrooms. Boasting a beautifully presented three piece bathroom and kitchen. Externally to the rear elevation there is an enclosed yard. There is easy access to local amenities, parks, and transport links, making it an ideal choice for those seeking convenience and community. Perfect for a first time buyer / investor.











## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE VESTIBULE

With access through to:

#### ENTRANCE HALLWAY

A welcoming entrance hallway with ceiling coving, 1x central heating radiator, staircase to the first floor / landing and door to entrance vestibule.

#### SITTING ROOM 9'8" x 11'10" (2.97m x 3.62m )

An additional reception room with ceiling coving, space for a dining table and chairs, wall feature fireplace, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### LIVING ROOM 13'8" x 12'4" (4.19m x 3.76m )

A family sized living room with wood effect flooring, space for settees, ceiling coving, 1x central heating radiator, wall feature fireplace with electric fire, television point, under stairs storage cupboard and uPVC double glazed window to the rear elevation.

#### KITCHEN 6'9" x 8'7" (2.08m x 2.64m )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, under counter fridge, space for an oven / grill, plumbing for a washing machine, access to Worcester boiler, recessed LED spotlights, uPVC double glazed window and composite door to the rear elevation.

#### FIRST FLOOR / LANDING

On the first floor / landing there is ceiling coving, loft hatch and 1x central heating radiator.

#### BEDROOM ONE 13'8"x. 11'11" (4.19mx. 3.65m )

A bedroom of double proportions with wood effect flooring, ceiling coving, integrated wardrobes, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 7'9" x 14'2" (2.38m x 4.32m )

Another bedroom of double proportions with ceiling coving, space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BATHROOM

A beautifully presented three piece bathroom suite comprising of: wood effect flooring, part tiled wall, freestanding roll top bath with chrome mixer tap and hand held shower attachment, pedestal sink with chrome mixer tap, low level w.c., 1x central heating radiator, ceiling coving and uPVC double glazed frosted window to the rear elevation.

#### EXTERNALLY

Externally to the rear elevation you will find an enclosed yard.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/duke-street-claytonleemoors>

### PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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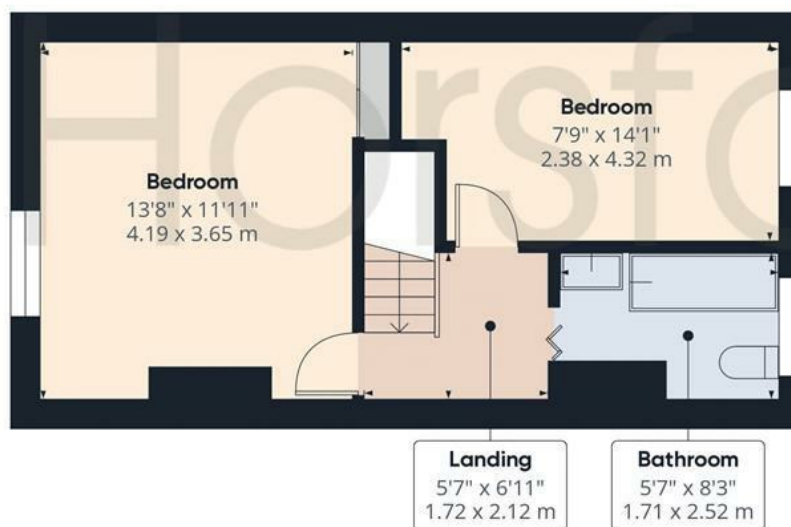
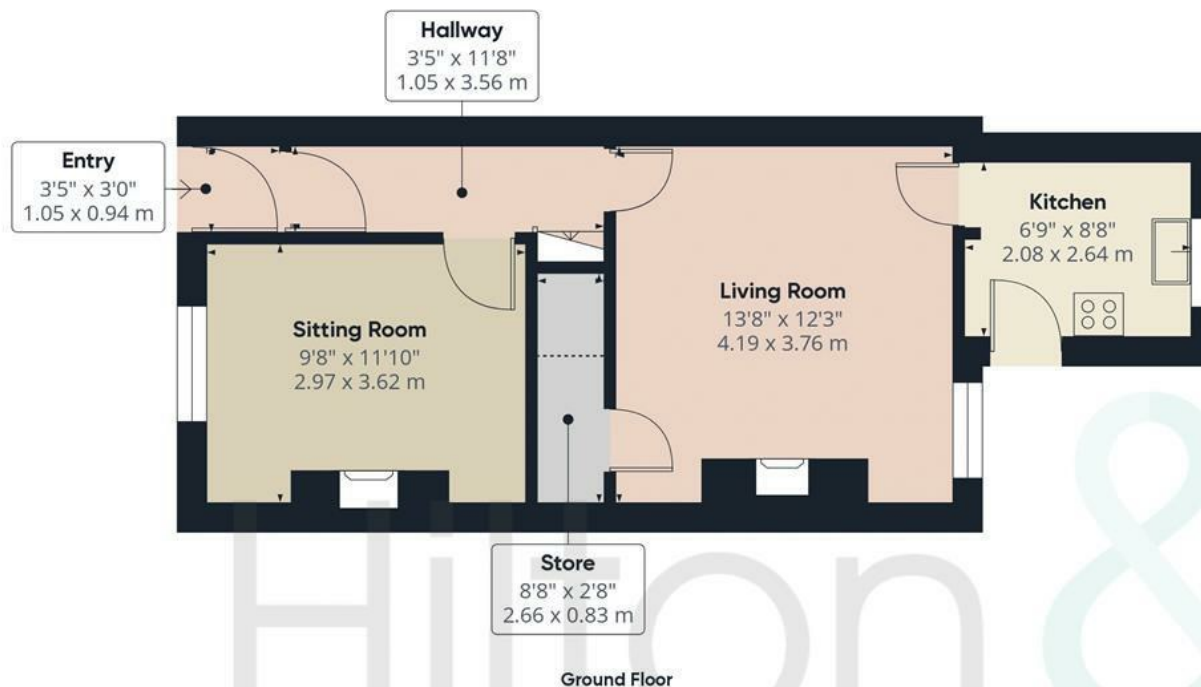




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## OUTSIDE

Externally to the rear elevation you will find an enclosed yard.



Floor 1

**Approximate total area<sup>(1)</sup>**

753.36 ft<sup>2</sup>

69.99 m<sup>2</sup>

**Reduced headroom**

7.92 ft<sup>2</sup>

0.74 m<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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