



## 4 Earl Street

Clayton Le Moors, Clayton Le Moors, BB5 5NH

£155,000



An Extended Spacious Two Bedroom Semi-Detached Property with Mature easily maintained Gardens and the added bonus of a Useful Converted Attic ideal for a study or studio. The Neat and well-presented accommodation comprises: Entrance Porch, Hallway, Lounge with Bay window, Extended Dining Room with French doors leading to the rear garden, Kitchen and Rear Porch. Two Double Size Bedrooms, staircase from bedroom two to the Attic Room with space saver stairs and uPVC Double Glazed window. Extended Three Piece Shower Room. Walled front garden and enclosed rear garden with raised patio area, lovely space to sit out and enjoy the sunshine. No Chain and viewing is a must.





Entrance Porch

Hallway

Central Heating Radiator.

Lounge 13'0 x 13'03 plus bay (3.96m x 4.04m plus bay)

UPVC Double Glazed Window and Central Heating Radiator. Fitted Gas Fire. Bukit in Cupboards.

Kitchen 8'36 x 11'19 (2.44m x 3.35m)

UPVC Double Glazed Window and Central Heating Radiator. Range of Fitted Wall and Base Units with Complimentary Work Surfaces and Surrounds. Inset Sink and Plumbing for Washing Machie. Glow Worm Floor Mounted Boiler. Electric Cooker.

Extended Dining Room 10'04 x 9'04 (3.15m x 2.84m)

Built in Storage Cupboards. UPVC French Doors Leading into the Rear Garden.

Bedroom One 13'40 x 8'48 (3.96m x 2.44m)

UPVC Double Glazed Window and Central Heating Radiator. Fitted Double Wardrobes with Overhead Storage.

Bedroom Two 12'08 x 11'16 (3.86m x 3.35m)

UPVC Double Glazed Window and Central Heating Radiator. Staircase to the Usefull Attice Room.

Extended Shower Room 22'61 x 4'42 x 4'94 (6.71m x 1.22m x 1.22m)

Two UPVC Double Glazed Windows and Gas Wall Heater. Three Piece Suite comprising of Double Base Shower Cubicle, Wash Basin and WC. Fitted Storage Cupboards.

Attic Room 25'28 x 11'42 x 16'89 (7.62m x 3.35m x 4.88m)

UPVC Double Glazed Window. Built in Storage to Create Space for Office/Study. Lots of Potential to Further Improve.

Rear Porch

UPVC Door.

External

Walled Front Garde with Gate. Low Maintainence Paved Frontage. Paved Side Garden with Raised Borders and Gate Leading to the Block Paved and Patio Garden . Enclosed Sun Trap with Mature Shurbs, Raised Patio. Garden Shed.

Disclaimer 1

Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2

All fixtures and fittings in the property are excluded unless otherwise stated.

Disclaimer 3

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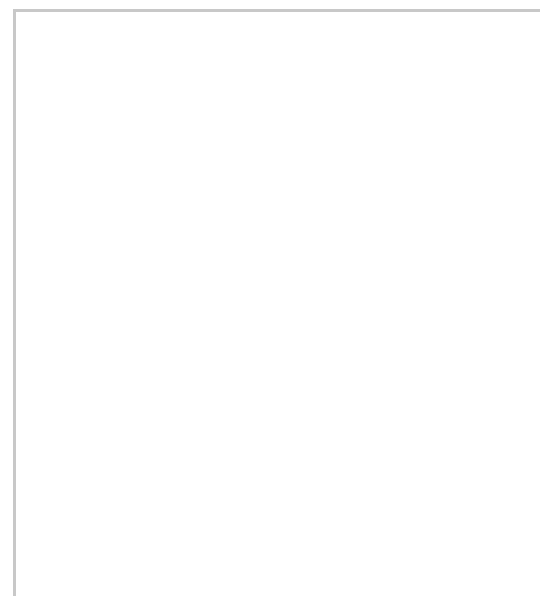
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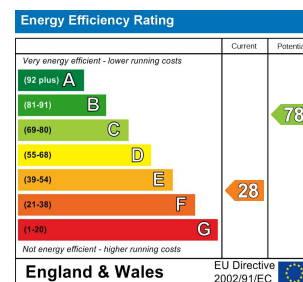
## Area Map



## Floor Plans



## Energy Efficiency Graph



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