



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Spring Meadows, Clayton Le Moors, BB5 5XA

£275,000

AN IMMACULATE FAMILY HOME
Having been presented and updated to the most beautiful standard throughout with an immaculate finish, this enviable four bedroom detached family home is being proudly welcomed to the market in the highly regarded location of Clayton Le Moors on a sought after estate. With contemporary fixtures and fittings, spacious rooms and gardens to both the front and the rear, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe and Blackburn. The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads openly on to a dining room and through to a contemporary fitted kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads through to a utility room which guides you out to the rear and through to a downstairs WC. The first floor comprises of doors on to four generously sized bedrooms and a three-piece family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed laid to lawn garden with patio, decking and bedding areas. To the front there is a laid to lawn garden with bedding areas, off road parking and access on to a garage.
For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Spring Meadows, Clayton Le Moors, BB5 5XA

£275,000



- EPC Rated E
- Council Tax Band D
- Leasehold Property
- Off Road Parking
- Integral Garage
- Four Bedrooms
- Composite Fitted Kitchen
- Modern Fixtures
- Well Located

Ground Floor

Hall

4'04 x 4'00 (1.32m x 1.22m)

Central heating radiator, coving, smoke alarm, doors to reception room, stairs to the first floor.

Reception Room One

13'05 x 13'05 (4.09m x 4.09m)

UPVC double glazed window, central heating radiator, coving, gas fire, television point, integrated shelving, spotlights, under stairs storage, under stairs storage, open to dining area, door to kitchen.

Dining Area

9'02 x 8'02 (2.79m x 2.49m)

Central heating radiator, coving, UPVC double glazed door to rear.

Kitchen

12'00 x 9'02 (3.66m x 2.79m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, wood effect surfaces, tiled splash backs, composite sink with drainer and mixer tap, integrated electric double oven, five ring gas hob, extractor hood, integrated fridge/freezer, dishwasher and breakfast bar. Spotlights, wood effect floor, door to utility room.

Utility Room

4'11 x 4'10 (1.50m x 1.47m)

Central heating radiator, plumbing for washing machine, dryer, extractor fan, wood effect floor, door to WC, UPVC double glazed door to rear.

WC

4'11 x 3'11 (1.50m x 1.19m)

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin with traditional taps, wood effect floor.

First Floor

Landing

10'02 x 4'10 (3.10m x 1.47m)

Smoke alarm, loft access, doors to four bedrooms and bathroom.

Bedroom One

13'05 x 11'05 (4.09m x 3.48m)

UPVC double glazed window, central heating radiator, over stairs storage, door to en suite.

En-suite

5'09 x 5'03 (1.75m x 1.60m)

UPVC double glazed window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, direct feed rainfall enclosed shower, part tiled elevations, extractor fan, lino floor.

Bedroom Two

13'02 x 8'00 (4.01m x 2.44m)

UPVC double glazed window, central heating radiator.

Bedroom Three

13'02 x 8'00 (4.01m x 2.44m)

UPVC double glazed window, central heating radiator.

Bedroom Four

9'02 x 8'10 (2.79m x 2.69m)

UPVC double glazed window, central heating radiator.

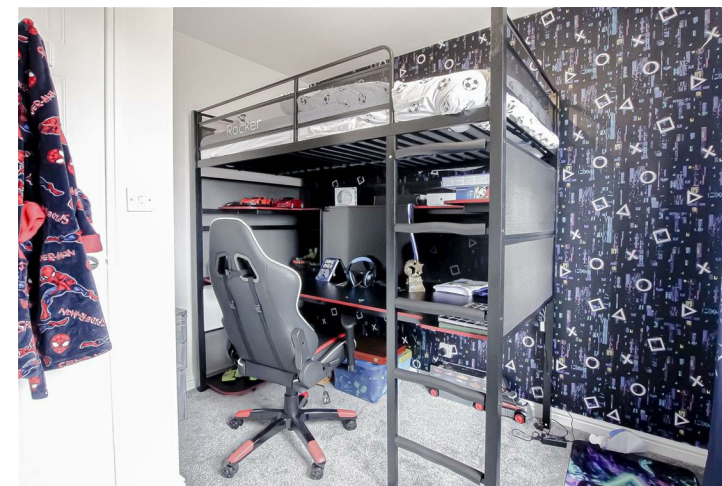
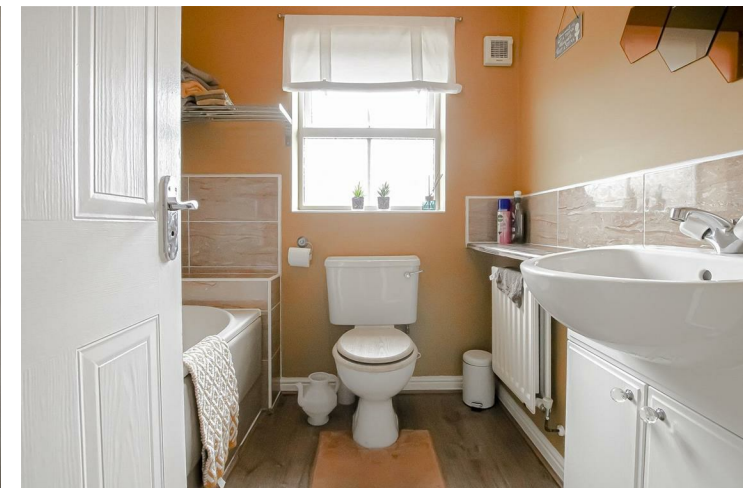
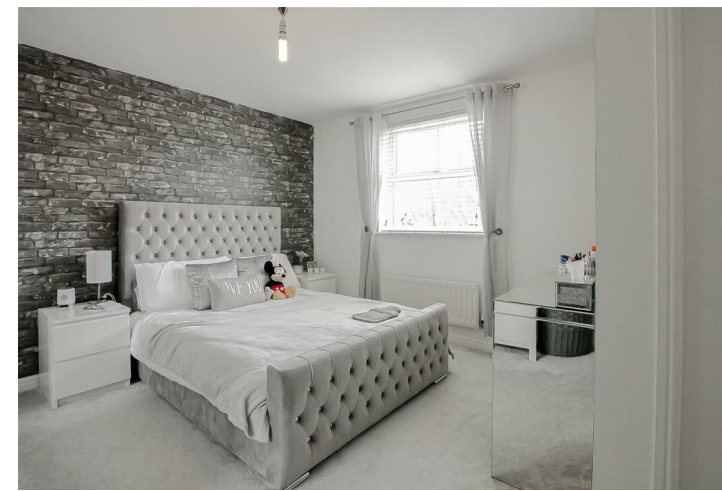
Bathroom

6'10 x 6'03 (2.08m x 1.91m)

UPVC double glazed frosted window, panel bath with direct feed shower, low basin WC, vanity top wash basin with mixer taps, part tiled elevations, extractor fan, wood effect floor.

Externally

Decking, laid to lawn garden, patio, bedding.



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