



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			83
(81-91) B			
(69-80) C			
(55-68) D	59		
(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.

Rushy Field, Clayton Le Moors, BB5 5XR

Asking Price £139,950

AN OUTSTANDING TWO BEDROOM END MEWS PROPERTY

With stunning gardens, fantastic kitchen diner and no chain delay, this fantastic two bedroom end mews property is being proudly welcomed to the market in the highly regarded location of Clayton Le Moors on a sought after estate. With spacious rooms, added kitchen extension and bursting with potential, this property is the perfect home to put your own stamp on! 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 porch provides access through to a spacious reception room. The reception room guides you on to a kitchen diner and staircase to the first floor. The kitchen leads on to a rear porch. The first floor comprises of doors on to two bedrooms and a three-piece shower room. Externally there is an enclosed laid to lawn garden with patio and bedding areas and laid to lawn garden with patio and bedding areas, as well as off road parking.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Rushy Field, Clayton Le Moors, BB5 5XR

Asking Price £139,950



- Freehold Property
- Laid To Lawn Garden
- Rural Location
- Council Tax Band B
- No Chain Delay
- Well Presented
- EPC Rated D
- Off Road Parking

Ground Floor

Porch

3'01 x 2'11 (0.94m x 0.89m)
Integrated storage, open to reception room.

Reception Room

13'09 x 11'08 (4.19m x 3.56m)
UPVC double glazed bay window, central heating radiator, picture railing, gas fire with marble effect hearth and surround, hardwood single glazed door to kitchen / dining room, stairs to the first floor.

Kitchen

14'06 x 11'08 (4.42m x 3.56m)
UPVC double glazed window, two central heating radiators, range of wood effect wall and base units, granite effect surfaces, tiled splash backs, composite one and a half sink with drainer and mixer tap, integrated electric double oven, four ring electric hob, integrated dishwasher, integrated fridge/freezer, washing machine, coving, boiler, tiled floor, hardwood single glazed door to rear porch.

Rear Porch

3'02 x 3'02 (0.97m x 0.97m)
UPVC double glazed window, tiled floor, UPVC double glazed door to rear.

First Floor

Landing

5'11 x 2'05 (1.80m x 0.74m)
Central heating radiator, store cupboard, smoke alarm, doors to two bedrooms and shower room.

Bedroom One

11'08 x 11'06 (3.56m x 3.51m)
UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Two

10'09 x 5'07 (3.28m x 1.70m)
UPVC double glazed window, central heating radiator, fitted wardrobes.

Shower Room

8'00 x 5'09 (2.44m x 1.75m)
UPVC double glazed frosted window, Chrome heated towel rail, dual flush WC, vanity top wash basin with mixer taps, direct feed enclosed shower, tiled elevations, spotlights, tiled floor.

Externally

Laid to lawn garden with patio and bedding, shed.

