



## Sweet Briar Close, Clayton Le Moors, BB5 5LZ

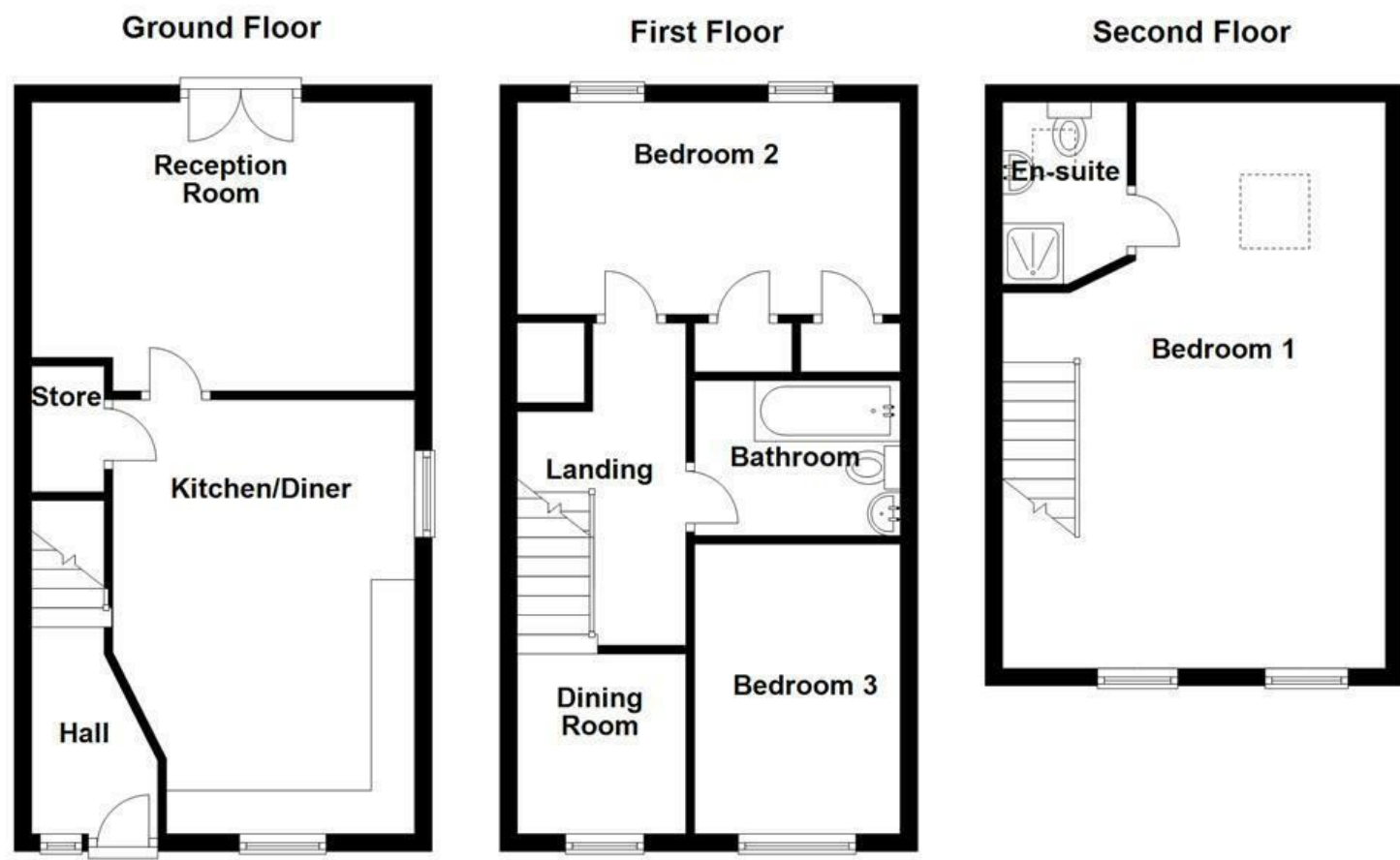
### £189,950

AN ENVIABLE END TOWNHOUSE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor space and neutral decoration, this idyllic three double bedroom end townhouse property is being proudly welcomed to the market in the highly regarded location of Clayton le Moors on a sought after estate. Being the perfect family home, this property benefits from a high quality fitted kitchen, fantastic garden space and two bathrooms and is truly the perfect home for any family who are looking for a stylish and spacious home within a secure and picturesque location. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Blackburn and Accrington and close to the M65 motorway.

The property comprises briefly; a welcoming entrance hallway provides access through to a modern fitted kitchen diner and staircase to the first floor. The kitchen boasts contemporary wall and base units, integrated appliances and leads through to a spacious reception room. The first floor comprises of doors on to two generously sized bedrooms, modern family bathroom and dressing room. The dressing room leads on to a staircase to the second floor. The second floor comprises of a generously sized double bedroom which benefits from an en suite shower room. Externally there is a laid to lawn garden to the rear with patio areas, with access on to a garage and off road parking, and a stone chip garden to the front with patio areas.

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



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			86
(81-91) B		74	
(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	

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.

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- EPC Rating C
- Off Road Parking
- Contemporary Fitted Kitchen
- Easy Access To Major Network Links
- Council Tax Band C
- Three Bedroom End Town House
- Ideal Family Home
- Tenure Leasehold
- Three Piece Bathroom Suite And En Suite
- Close Proximity To Amenities

## Ground Floor

### Entrance

Via a composite double glazed door to hall.

### Hall

6'8 x 4'9 (2.03m x 1.45m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, wood effect floor and oak single glazed frosted door to kitchen/diner.

### Kitchen/Diner

16'5 x 11'1 (5.00m x 3.38m)

Two UPVC double glazed windows, central heating radiator, range of cream wall and base units, wood effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with five ring gas hob and extractor hood, integrated microwave, fridge freezer, wine cooler, dish washer, washing machine, under unit lighting, wood effect floor and door to reception room.

### Reception Room

14'6 x 10'11 (4.42m x 3.33m)

Central heating radiator, television point and UPVC double glazed patio doors to rear.

## First Floor

### Landing

12'1 x 6'4 (3.68m x 1.93m)

Central heating radiator, smoke alarm, store cupboard, doors to two bedrooms dressing room and bath room.

### Bedroom Two

14'6 x 8' (4.42m x 2.44m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobe and television point.

### Bedroom Three

10'11 x 7'9 (3.33m x 2.36m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'9 x 6'1 (2.36m x 1.85m)

UPVC double glazed frosted window, central heating radiator, three piece suite, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and rinse head, tiled elevation, extractor fan and spotlights.

### Dining Room

6'5 x 6'10 (1.96m x 2.08m)

UPVC double glazed window, central heating radiator and stairs to bedroom one.

## Second Floor

### Bedroom One

21'8 x 14'7 (6.60m x 4.45m)

Two UPVC double glazed windows, Velux window, central heating radiator, loft access, smoke alarm, television point and door to en suite.

### En Suite

7' x 4'9 (2.13m x 1.45m)

Velux window, central heating radiator, three piece suite dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, tiled elevation, extractor fan and spotlights.

### External

### Rear

Laid to lawn garden with patio areas, access on to a garage and off road parking.

### Front

Stone chip garden with patio areas.



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