

Ground Floor



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 | 66 | 82 |
| (81-91) B | | |
| (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.



Earl Street, Clayton Le Moors, BB5 5NH

£100,000

THE PERFECT INVESTMENT OPPORTUNITY

Bursting with potential and offering an abundance of indoor space, this generously sized two bedroom semi detached bungalow is being proudly welcomed to the market in the sought after location of Clayton le Moors. With wrap around gardens, two generously sized bedrooms and a complete blank canvas, this property, once updated, has the potential to be the perfect home for any small family or couple! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe and major motorway links. With no chain delay, not being overlooked from the rear and situated within a desirable location, this property is the perfect investment opportunity not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, two generously sized bedrooms, bathroom and study. The kitchen leads on to a boiler cupboard and side porch. Externally there is a wrap around garden with patio and bedding areas.

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

Earl Street, Clayton Le Moors, BB5 5NH

£100,000

 **2**  **1**  **1**  **D**

- Semi Detached Bungalow
- Bursting with Potential
- Close to Local Amenities
- EPC Rating D
- Two Bedrooms
- Perfect First Home
- Tenure Freehold
- Three Piece Bathroom
- No Chain Delay
- Council Tax Band B

Ground Floor

Entrance Hallway

16'10 x 3'1 (5.13m x 0.94m)
Composite double glazed frosted front door, coving, corbel, storage cupboard, doors leading to reception room, two bedrooms, bathroom and study.

Reception Room

13'5 x 13'4 (4.09m x 4.06m)
UPVC double glazed box window, integrated storage, central heating radiator, four feature wall lights and television point.

Kitchen

11 x 8'11 (3.35m x 2.72m)
UPVC double glazed window, central heating radiator, range of hardwood panelled wall and base units, hardwood surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob, space for fridge freezer, plumbing for washing machine, tiled effect lino flooring, doors leading to boiler cupboard and side porch.

Boiler Cupboard

4'2 x 3 (1.27m x 0.91m)
Hardwood double glazed window, Vaillant boiler and tile effect lino flooring.

Side Porch

4'11 x 3'9 (1.50m x 1.14m)
Hardwood double glazed window, integrated storage, tile effect lino flooring and hardwood door to side.

Bedroom One

13'4 x 12'5 (4.06m x 3.78m)
UPVC double glazed box window, central heating radiator, three feature wall lights and television point.

Bedroom Two

11'5 x 10'8 (3.48m x 3.25m)
Hardwood double glazed window and central heating radiator.

Study

11 x 4'3 (3.35m x 1.30m)
Hardwood double glazed window, central heating radiator and loft access.

Bathroom

8'1 x 6'9 (2.46m x 2.06m)
Hardwood double glazed frosted window, central heating radiator, three piece suite, wood panel bath with electric feed shower, low base WC, pedestal wash basin with traditional taps, tiled elevation, integrated low cupboard and tile effect lino flooring.

Exterior

Wrap around garden with patio and bedding areas.



Tel: 01254389384

www.keenans-estateagents.co.uk