

Read Street, Clayton Le Moors, BB5 5LL

Asking Price £79,950

A DECEPTIVELY SPACIOUS PROPERTY PERFECTLY SUITED FOR A SMALL FAMILY

This deceptively spacious property is being proudly welcomed to the market in Accrington. Perfectly suited to a small family looking to put their own stamp on their home. Conveniently close to local schools, amenities and major network links to Burnley and Blackburn and major motorway links, this property truly should not be missed. Benefiting from two reception rooms, modern kitchen and bathroom and spacious rooms throughout.

The property comprises briefly to the ground floor via the hallway; with doors leading to two reception rooms, the kitchen and stairs to the cellar and first floor. The kitchen leads to the rear. The first floor houses doors to two bedrooms and bathroom. The main bedroom leads to a dressing room. Externally, to the front there is on street parking. To the rear there is a shared access enclosed yard with an outbuilding.

For further information, or to arrange a viewing, please contact our Accrington team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/91/EC			76
England & Wales			

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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- Tenure Leasehold
- On Street Parking
- Ideal Home For Small Family
- Easy Access To Major Network Links
- Council Tax Band A
- Spacious Three Bedroom Terraced Property
- Enclosed Rear Yard With Outbuilding
- EPC Rating D
- Viewing Is Essential
- Close Proximity To Amenities

Ground Floor

Entrance

Via a UPVC double glazed frosted door to hall.

Hall

15'2 x 5'6 (4.62m x 1.68m)

Smoke alarm, dado, door to stairs to lower ground floor, doors to two reception rooms and kitchen.

Reception Room One

14'4 x 13'1 (4.37m x 3.99m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, television point.

Reception Room Two

12' x 10'3 (3.66m x 3.12m)

UPVC double glazed window and central heating radiator.

Kitchen

17'4 x 12'10 (5.28m x 3.91m)

UPVC double glazed window, range of grey wall and base units, slate effect surface, tiled splash back, composite sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine and dryer, spotlights, wood effect lino and UPVC double glazed door to rear.

Lower Ground Floor

Cellar Room One

15'6 x 11'1 (4.72m x 3.38m)

Power, lighting and open to cellar room two.

Cellar Room Two

6' x 4'7 (1.83m x 1.40m)

First Floor

Landing

14'4 x 5'6 (4.37m x 1.68m)

UPVC double glazed window, central heating radiator, dado, doors to two bedrooms and bathroom.

Bedroom One

14'4 x 13'1 (4.37m x 3.99m)

UPVC double glazed window, central heating radiator, fitted wardrobe and door to dressing room.

Dressing Room

14'4 x 10'11 (4.37m x 3.33m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12' x 10'3 (3.66m x 3.12m)

UPVC double glazed window, central heating radiator and loft access.

Bathroom

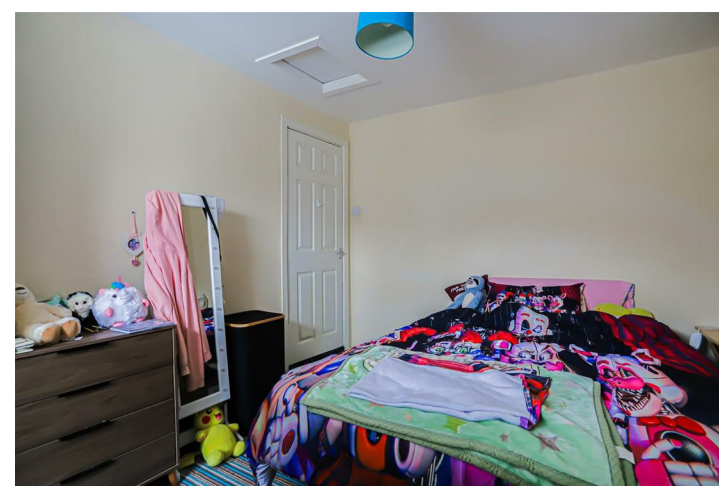
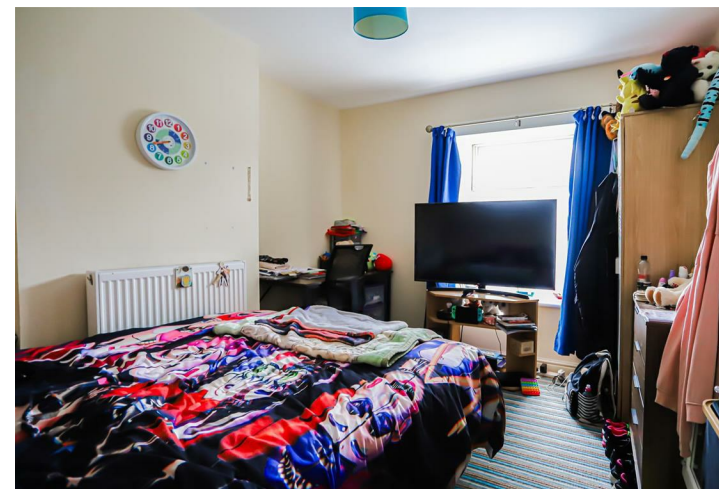
13'8 x 6'2 (4.17m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, four piece suite, dual flush WC, panel bath with mixer tap, pedestal wash basin with mixer tap, enclosed direct feed rain fall shower with rinse head, PVC panel elevation, PVC panel to ceiling, spotlights, tiled effect lino and integrated linen cupboard.

External

Rear

Enclosed yard with outbuilding to the rear.



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