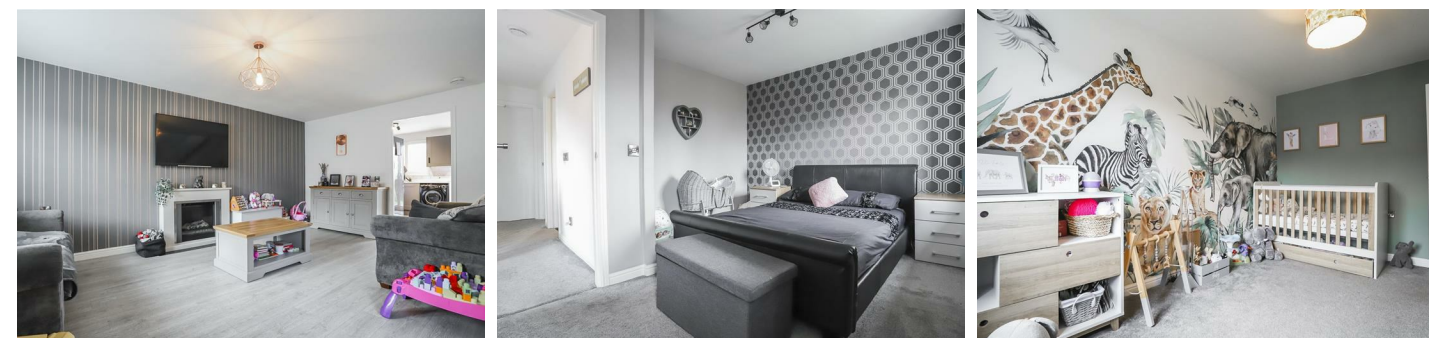




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(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

### Offers Over £180,000

THE PERFECT FIRST TIME HOME ON A SOUGHT AFTER ESTATE IN CLAYTON LE MOORS

If you are looking for the perfect first time home with off road parking, then look no further! This bright three-bedroom property is being welcomed to the market in a quiet area of Clayton Le Moors. The property is in walking distance to 'The Woodland', is nearby local amenities, close to major commuter routes to Preston, Manchester, Burnley and Blackburn and just a short distance to well-regarded schools. The property boasts a spacious living room, a modern kitchen and dining room, three good sized bedrooms, a three piece bathroom suite and an enclosed rear garden to the rear of the property with off road parking to the front. This property is not one to be missed!

The property comprises briefly, to the ground floor; entrance to a welcoming hallway which has doors providing access to the downstairs WC and to the living room. The living room has stairs leading to the first floor and a doorway providing access to the kitchen and dining room. The kitchen and dining room is fitted with modern wall and base units and has french doors leading to the rear garden.

To the first floor, there is a landing with doors providing access to three good sized bedrooms and a three piece bathroom suite.

Externally, to the rear of the property there is an enclosed lawn garden with a decked seating area. To the front of the property there is a lawn garden and off-road parking.

View early to avoid disappointment! Contact our Accrington team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents



# Spring Meadows, Clayton Le Moors, BB5 5XA

Offers Over £180,000



- Council Tax Band B
- Off Road Parking
- Nearby Nature Walks
- EPC Rated D
- Laid To Lawn Garden
- Three Bedrooms
- Leasehold Property
- Fitted Kitchen
- Spacious Rooms

## Ground Floor

### Hall

7'01 x 3'01 (2.16m x 0.94m)

UPVC double glazed window, central heating radiator, Karndean floor, doors to WC, living room.

### WC

6'04 x 2'08 (1.93m x 0.81m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with traditional taps, Karndean floor, fuse box.

### Living Room

18'03 x 14'06 (5.56m x 4.42m )

Two UPVC double glazed windows with shutters, two central heating radiators, electric fireplace, television point, Karndean floor, smoke alarm, stairs to the first floor, doorway to kitchen/dining room.

### Kitchen / Dining Room

14'05 x 11'03 (4.39m x 3.43m )

UPVC double glazed window with fitted shutters, central heating radiator, grey wall and base units, quartz worktops, composite sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, part tiled elevations, Karndean floor, UPVC double glazed french door to rear garden, door to storage cupboard.

## First Floor

### Landing

11'04 x 5'10 (3.45m x 1.78m )

UPVC double glazed window, smoke alarm, access to attic, doors to three bedrooms and bathroom.

### Bedroom One

13'11 x 10'01 (4.24m x 3.07m)

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

### Bedroom Two

13'01 x 8'00 (3.99m x 2.44m )

UPVC double glazed window, central heating radiator.

### Bedroom Three

10'00 x 5'10 (3.05m x 1.78m )

UPVC double glazed window, central heating radiator, television point.

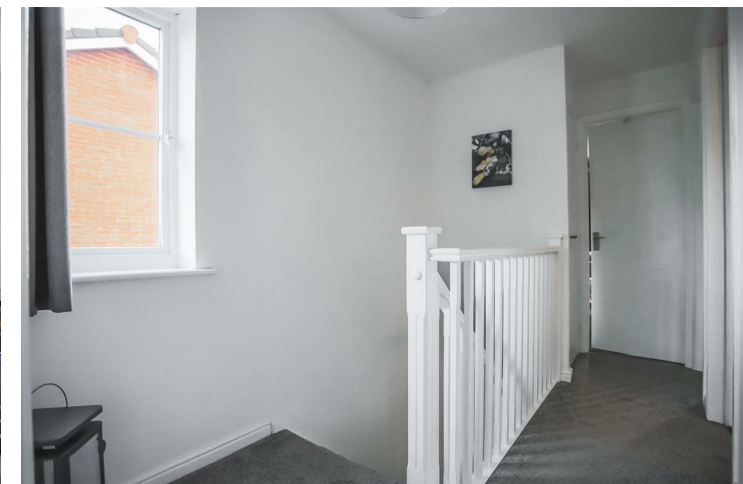
### Bathroom

8'00 x 5'03 (2.44m x 1.60m)

Central heating towel rail, skylight, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer taps and rinse head, part tiled elevations, main feed overhead shower, laminate floor, extractor fan.

### Externally

Enclosed garden, lawn area, paved patio.



Tel: 01254389384

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