



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			
(69-80) C		70	
(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.

## Grange Street, Clayton Le Moors, BB5 5PJ

### Offers Over £130,000

AN ENVIABLE THREE BEDROOM MID TERRACED PROPERTY

Having been presented and updated beautifully throughout with spacious rooms, modern fixtures and fittings and neutral decoration, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. With views overlooking Mercer Park, two reception rooms and no chain delay, this property is the perfect family home to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a three-piece modern bathroom suite. Externally there is an enclosed yard to the rear with two outbuildings and garden to the front.

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

# Grange Street, Clayton Le Moors, BB5 5PJ

## Offers Over £130,000



- Mid Terraced Property
- Contemporary Fitted Kitchen
- Two Outbuildings to Rear
- EPC Rating C
- Three Bedrooms
- Neutral Decoration
- Tenure Leasehold
- Three Piece Bathroom
- Blank Canvas
- Council Tax Band B

### Ground Floor

#### Entrance Vestibule

3'9 x 3'9 (1.14m x 1.14m)

UPVC double glazed frosted front door, picture rail and hardwood single glazed frosted door to hall.

#### Hall

9'11 x 3'9 (3.02m x 1.14m)

Central heating radiator, doors leading to two reception rooms and stairs to first floor.

#### Reception Room One

11 x 10'11 (3.35m x 3.33m)

UPVC double glazed window, central heating radiator, ceiling rose and television point.

#### Reception Room Two

15 x 13'3 (4.57m x 4.04m )

UPVC double glazed window, central heating radiator, ceiling rose, gas fire with granite effect hearth, surround and oak effect mantle, understairs storage and door to kitchen.

#### Kitchen

9 x 7'9 (2.74m x 2.36m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, wood effect surfaces, tiled splashbacks, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for washing machine, wood effect lino flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

16'4 x 15'2 (4.98m x 4.62m )

Central heating radiator, smoke detector, doors to three bedrooms and bathroom.

#### Bedroom One

15'2 x 10'11 (4.62m x 3.33m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

11'9 x 9'6 (3.58m x 2.90m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9 x 7'9 (2.74m x 2.36m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'4 x 5'7 (2.24m x 1.70m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevations, extractor fan, spotlights and loft access.

### Exterior

#### Rear

Enclosed yard with two outbuildings.

#### Front

Paved garden.

