



Duke Street, Clayton Le Moors, BB5 5NQ

Offers Over £110,000

THE PERFECT FIRST TIME HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish decoration, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. With no detail missed, this property has been transformed into a contemporary and spacious home perfect for any small family or first time buyer truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads openly on to an additional reception room and houses a staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen. The first floor comprises of doors on to two bedrooms and a four piece bathroom suite. Externally there is an enclosed yard to the rear.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D	61		
(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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- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Close Proximity To Local Amenities And Easy Access To Major Network Links
- Council Tax Band A
- Spacious Two Bedroom Mid Terraced Property
- Ideal Home For First Time Buyer Or Small Family
- EPC Rating D
- Contemporary Fitted Kitchen And Four Piece Bathroom Suite
- Enclosed Rear Yard With Decked Seating Areas

Ground Floor

Entrance

Via a UPVC double glazed frosted door to vestibule.

Vestibule

3'2 x 3'1 (0.97m x 0.94m)

Wood effect laminate floor and hard wood single glazed frosted door to reception room one.

Reception Room One

14'6 x 13'11 (4.42m x 4.24m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, television point, meter cupboard, open to reception room two and stairs to first floor.

Reception Room Two

13'11 x 12'11 (4.24m x 3.94m)

UPVC double glazed window, 2 central heating radiators, ceiling fan and oak sliding door to kitchen.

Kitchen

8'6 x 8' (2.59m x 2.44m)

UPVC double glazed window, upright central heating radiator, range of grey panelled wall and base units, wood 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, integrated boiler, wood effect laminate floor and UPVC double glazed door to rear.

First Floor

Landing

9'3 x 6'2 (2.82m x 1.88m)

Doors to two bedrooms, bathroom and storage room.

Bedroom One

13'11 x 11'2 (4.24m x 3.40m)

UPVC double glazed window, central heating radiator and wood effect laminate floor.

Bedroom Two

9'9 x 6'7 (2.97m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

9'9 x 7'1 (2.97m x 2.16m)

UPVC double glazed frosted window, central heating radiator, four piece suite, two sided bath with mixer tap, enclosed corner direct feed steam shower, wall mounted wash basin with mixer tap, dual flush WC and tiled floor.

External

Rear

Enclosed rear yard with decked seating areas.



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