



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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
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.

Albert Street, Clayton Le Moors, BB5 5HL

Offers Over £70,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Having been presented and maintained beautifully throughout with spacious rooms, two generously sized bedrooms and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. 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 is a complete blank canvas for any first time buyer to put their own stamp on or as the perfect rental investment!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to a kitchen diner and staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed communal yard to the rear.

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

Albert Street, Clayton Le Moors, BB5 5HL

Offers Over £70,000



- Tenure Leasehold
- On Street Parking
- Ideal First Time Home Or Rental Investment
- Close Proximity To Local Amenities
- Council Tax Band A
- Two Bedroom Mid Terraced Property
- Enclosed Communal Yard To The Rear
- EPC Rating D
- No Chain Delay
- Easy Access To Major Network Links

Ground Floor

Entrance

Via a UPVC double glazed door to vestibule.

Vestibule

3'6 x 3'1 (1.07m x 0.94m)

Wood effect lino and hard wood single glazed frosted door to reception room.

Reception Room

16'5 x 14' (5.00m x 4.27m)

UPVC double glazed window, central heating radiator, smoke alarm, gas fire, integrated storage cupboard, television point, door to kitchen/diner and stairs to first floor.

Kitchen/Diner

12'6 x 12'3 (3.81m x 3.73m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, marble effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for oven, integrated extractor hood and fridge freezer, plumbed for washing machine and dryer, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

5'7 x 4'10 (1.70m x 1.47m)

Central heating radiator, loft hatch, doors to two bedrooms and bathroom.

Bedroom One

14' x 13'7 (4.27m x 4.14m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'7 x 7'3 (2.92m x 2.21m)

UPVC double glazed window, central heating radiator and Ideal boiler.

Bathroom

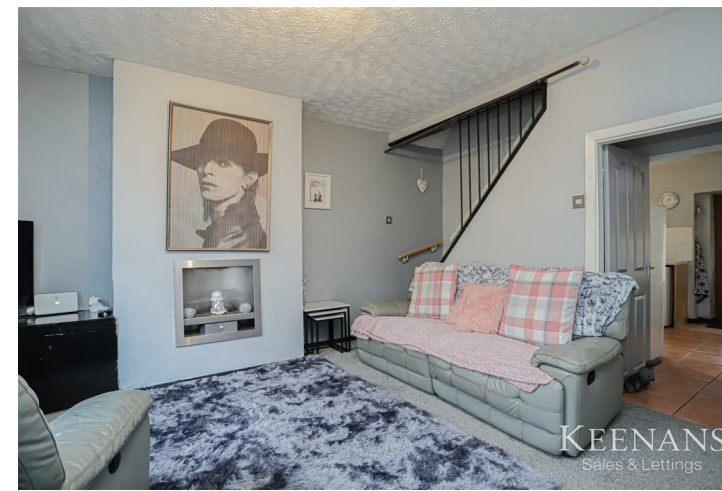
6'7 x 4'11 (2.01m x 1.50m)

UPVC double glazed window, central heating towel rail, three piece suite, panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin, tiled elevation, spotlights, wood cladding to ceiling and wood effect lino.

External

Rear

Enclosed communal yard.



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