

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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.

## Blackburn Road, Clayton Le Moors, BB5 5JT

### Offers In Excess Of £160,000

AN IMPRESSIVE FAMILY HOME WITH STUNNING VIEWS

Having been presented and maintained beautifully throughout with spacious rooms, added conservatory and gardens to both the front and the rear, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Clayton Le Moors. Not being overlooked from the rear and benefiting from a double driveway, modern kitchen and bathroom and neutral decoration throughout, this property is the perfect family home not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room then guides you on to a conservatory and contemporary fitted kitchen. The first floor comprises of doors on to three bedrooms and a three-piece bathroom suite. Externally there is an enclosed garden to the rear with laid to lawn, patio and bedding areas. To the front there is a garden with off road parking.

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



# Blackburn Road, Clayton Le Moors, BB5 5JT

## Offers In Excess Of £160,000



- Tenure Leasehold
- Council Tax Band C
- EPC Rating E
- Off Road Parking
- Three Bedroom Semi Detached Property
- Three Piece Bathroom Suite
- Fitted Kitchen
- Ideal Family Home
- Close Proximity To Amenities
- Easy Access To Major Network Routes

### Ground Floor

#### Entrance

Via a UPVC double glazed front door to hall.

#### Hall

7'9 x 6'3 (2.36m x 1.91m)

UPVC double glazed frosted window, central heating radiator, store cupboard, wood effect floor, stairs to first floor and hard wood single glazed front door to reception room.

#### Reception Room

19' x 11'3 (5.79m x 3.43m)

UPVC double glazed bay window, central heating radiator, cornice coving, two feature wall lights, television point, wood effect floor, UPVC double glazed patio doors to conservatory and hard wood single glazed front door to kitchen.

#### Conservatory

12' x 8'10 (3.66m x 2.69m)

UPVC double glazed window, central heating radiator, polycarbonate roof, wood effect floor and UPVC double glazed patio doors to rear.

#### Kitchen

10' 8 x 7'8 (3.05m 2.44m x 2.34m)

UPVC double glazed window, central heating radiator, range of grey wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbed for washing machine, slate effect floor and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

7'10 x 5'8 (2.39m x 1.73m)

UPVC double glazed frosted window, loft hatch, doors to three bedrooms and bathroom.

#### Bedroom One

11'9 x 11'6 (3.58m x 3.51m)

UPVC double glazed bay window, central heating radiator and ceiling fan.

#### Bedroom Two

11'6 x 8'5 (3.51m x 2.57m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

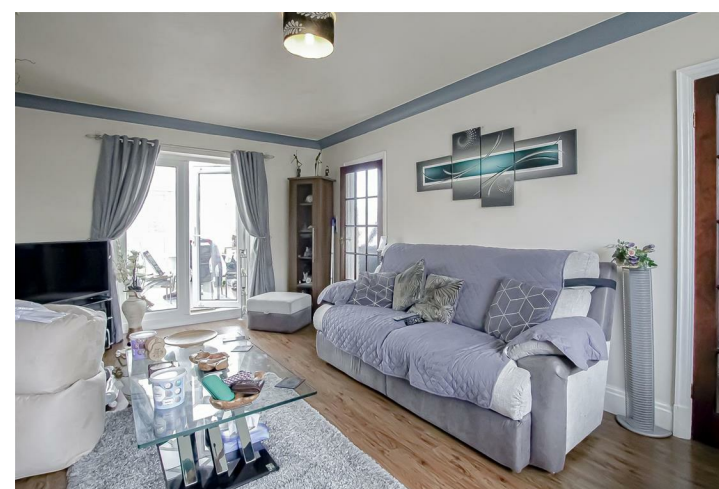
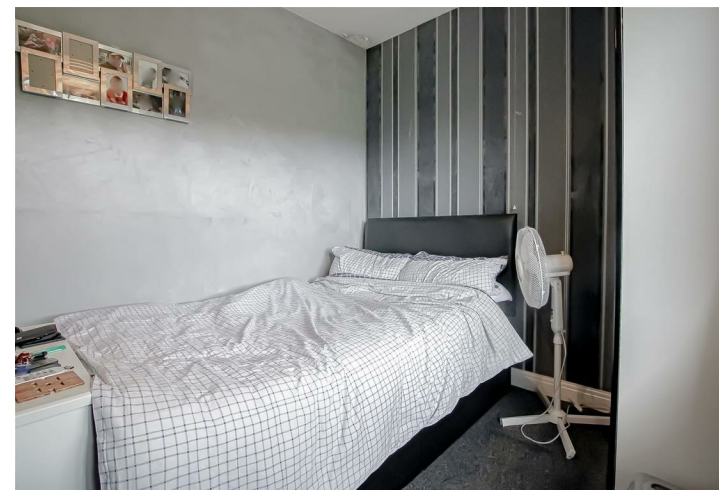
7'11 x 8'5 (2.41m x 2.57m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'8 x 6'1 (2.34m x 1.85m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite, panel bath with electric feed shower, dual flush WC, pedestal wash basin with mixer tap, panel elevation, integrated linen cupboard and wood effect floor.



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