



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		54	70
(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.

Woodland Drive, Clayton Le Moors, BB5 5SD

£230,000

AN EXCEPTIONAL THREE BEDROOM SEMI DETACHED TRUE BUNGALOW

Having been presented and maintained to the highest standard throughout with immaculate presentation, three generously sized bedrooms and stunning gardens, this exceptional semi detached true bungalow is being proudly welcomed to the market in the sought after location of Clayton Le Moors. With off road parking, garage and neutral decoration, this property is the perfect home for any family or couple truly not to be missed! 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 guides you through to a spacious reception room, kitchen, three generously sized bedrooms and family shower room. The main bedroom leads through to a conservatory and the kitchen guides you on to a side porch. Externally there are stunning laid to lawn gardens to the rear with paving, bedding and access on to the garage. To the front there is a laid to lawn garden with paving, bedding and off road parking, with access on to the garage.

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

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- Tenure Freehold
- Council Tax Band C
- EPC Rating E
- Off Road Parking With Driveway And Access To A Garage
- Spacious Three Bedroom Semi Detached Bungalow With Viewing Essential
- Ideal Home For A Small Family Or A Couple Wishing To Downsize
- Fitted Kitchen And Three Piece Shower Room
- Enviably Laid To Lawn Gardens To The Front And Rear With Bedding Areas And Access To A Garage
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a UPVC double glazed door to porch.

Porch

6'2 x 2'9 (1.88m x 0.84m)

UPVC double glazed window, feature wall light, tiled flooring and UPVC double glazed frosted door to hall.

Hall

15'4 x 8'1 (4.67m x 2.46m)

Central heating radiator, coving, loft access, smoke alarm, wood effect laminate flooring, oak doors to reception room, kitchen, three bedrooms and bathroom.

Reception room

18'7 x 13'2 (5.66m x 4.01m)

UPVC double glazed bow window, central heating radiator, coving, gas fire, television point and Karndean flooring.

Kitchen

10'5 x 7'1 (3.18m x 2.16m)

Two UPVC double glazed windows, range of white wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer and dish washer, plumbed for washing machine, coving, wood effect laminate flooring and UPVC double glazed door to side porch.

Side Porch

15'3 x 3' (4.65m x 0.91m)

Single glazed frosted window, polycarbonate roof, tiled flooring, UPVC double glazed frosted door to front and rear.

Bedroom One

12' x 10'4 (3.66m x 3.15m)

Two UPVC double glazed windows, central heating radiator, coving, fitted wardrobe, wood effect laminate flooring and UPVC double glazed door to conservatory.

Conservatory

11'10 x 9'8 (3.61m x 2.95m)

UPVC double glazed window, central heating radiator, double glazed roof, tiled flooring and UPVC double glazed patio doors to rear.

Bedroom Two

10'9 x 10'3 (3.28m x 3.12m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and wood effect flooring.

Bedroom Three

8'6 x 7'7 (2.59m x 2.31m)

UPVC double glazed window, central heating radiator, coving and Karndean flooring.

Shower Room

7'5 x 5'9 (2.26m x 1.75m)

Two UPVC double glazed frosted window, central heating towel rail, central heating radiator, three piece suite, enclosed double direct feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevation, granite effect PVC panel elevation and wood effect lino flooring.

External

Front

Laid to lawn garden with bedding areas, off road parking and access to garage.

Rear

Laid to lawn garden with paving, bedding areas and access to garage.



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