



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		49	
(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.

## Barnes Street, Clayton Le Moors, BB5 5PG

### Offers Over £70,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering spacious rooms, neutral decoration and no chain delay, this fantastic three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. A complete blank canvas, this property is bursting with potential and, once updated, would be the perfect first time home or rental investment! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links.

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

# Barnes Street, Clayton Le Moors, BB5 5PG

## Offers Over £70,000



- A Fantastic Mid Terraced Property
- A Perfect Investment Opportunity
- On Street Parking
- Leasehold
- Three Bedrooms
- Open Plan Kitchen Diner
- Council Tax Band A
- No Chain Delay
- Bursting With Potential
- EPC Rating E

### Ground Floor

#### Entrance Vestibule

UPV double glazed front entrance door leading into the vestibule and a further hardwood door leading to reception room one.

#### Reception Room One

14'6" x 13'2" (4.42m x 4.01m )

UPVC double glazed window to the front, central heating radiator, feature fireplace surround with marble effect hearth and base and a mahogany wooden mantle, television point, door leading to the stairs to the first floor and the kitchen.

#### Kitchen

12'7" x 12'3" (3.84m x 3.73m )

A range of wall and base units with complementary work surfaces and coordinated tiled splash backs, stainless steel sink with drainer and mixer taps, plumbing for a washing machine, electric oven with four hob top and extractor hood, door leading to under stairs storage, combination boiler unit, plumbing for a fridge freezer, UPVC double glazed window and a door to the rear.

### First Floor

#### Landing

Smoke alarm, loft access and doors leading to all rooms.

#### Bedroom One

13'5" x 10'2" (4.09m x 3.10m )

UPVC double glazed window to the front, central heating radiator and television point.

#### Bedroom Two

11'5" x 8'4" (3.48m x 2.54m )

UPVC double glazed window to the front and a central heating radiator.

#### Bedroom Three

8'9" x 6'0" (2.67m x 1.83m )

UPVC double glazed window to the front and a central heating radiator.

#### Bathroom

Three piece white bathroom suite comprising of a low level WC, bath with chrome shower mixer and a pedestal wash basin with a wrap around vanity, spot lights to the ceiling, slate tile effect flooring, partially tiled elevations, extractor fan and a heated towel rail.

### External

#### Rear

Enclosed rear yard.



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