



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			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(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.

Spring Meadows, Clayton Le Moors, BB5 5XA

£200,000

THE PERFECT FAMILY HOME

Welcome to this stunning semi-detached house located in the desirable area of Spring Meadows, Clayton Le Moors, Accrington. This property boasts a contemporary interior style, making it the perfect family home for those looking for both comfort and style.

With one reception room, four bedrooms, and a bathroom, this house offers ample space for a growing family. The views of the canal to the rear add a touch of tranquillity to the property, providing a peaceful retreat after a long day.

Situated close to nearby schools and major commuter routes, this home offers convenience for families and professionals alike. The driveway for off-road parking is a practical addition, ensuring you never have to worry about finding a parking space after a busy day out.

Don't miss the opportunity to make this house your home and enjoy the best of family living in this sought-after location.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Spring Meadows, Clayton Le Moors, BB5 5XA

£200,000



- Tenure Leasehold
- Off Road Parking With Driveway For Two Vehicles
- Contemporary Fitted Kitchen
- Close Proximity To Local Amenities
- Council Tax Band C
- Four Bedroom Semi Detached Property With Viewing Essential
- Ample Sized Laid To Lawn Garden With Decked Area
- EPC Rating TBC
- Ideal Family Home Ready To Move Into
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite double glazed frosted door to hallway.

Hallway

5'5 x 2'4 (1.65m x 0.71m)
UPVC double glazed frosted window, central heating radiator, wood effect flooring, doors to WC and reception room one.

WC

5'5 x 2'2 (1.65m x 0.66m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin and wood effect flooring.

Reception Room One

17'10 x 14'2 (5.44m x 4.32m)
Three UPVC double glazed windows, central heating radiator, coving to ceiling, electric fire, wood effect flooring, stairs to first floor and door to kitchen/dining area.

Kitchen/Dining Area

14'1 x 10'3 (4.29m x 3.12m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven and grill in a high rise unit, four ring induction hob, extractor hood, composite sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, wood effect flooring, door to under stairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, loft access and smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

13'2 x 8'4 (4.01m x 2.54m)
UPVC double glazed window, central heating radiator and television point.

Bedroom Two

10' x 8'4 (3.05m x 2.54m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'1 x 5'11 (3.07m x 1.80m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Four

7'2 x 6'9 (2.18m x 2.06m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

7'10 x 5'4 (2.39m x 1.63m)
Central heating radiator, dual flush WC, vanity top wash basin, panelled bath with over head direct feed shower, partial PVC elevations, wood effect flooring and extractor fan.

External

Rear

Laid to lawn garden with decking, bedding areas and two timber sheds.

Front

Small garden with hedges and off road parking with driveway for two vehicles parked in tandem.



Tel: 01254389384

www.keenans-estateagents.co.uk