



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.



Church Lane, Clayton Le Moors, BB5 4DE

Offers Over £110,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and modern fixtures and fittings, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. With two living areas, added loft conversion and neutral decoration, this property is the perfect home for any small family or couple ready to move straight into with no chain delay! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen. The first floor comprises of doors on to two generously sized bedrooms, a four piece modern bathroom and staircase to the loft conversion. Externally there is an enclosed yard to the rear.

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

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			
(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.

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- Immaculate Mid Terraced Property
- Modern Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating TBC
- Three Bedrooms
- Spacious Interiors
- Tenure Freehold
- Four Piece Bathroom
- Perfect First Home
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'11 x 3'2 (1.19m x 0.97m)

UPVC front door, coving to ceiling, picture rail, wood panel elevations and hardwood single glazed door to hall.

Hall

10'6 x 3'2 (3.20m x 0.97m)

Central heating radiator, coving to ceiling, corbel, doors leading to two reception rooms and stairs to first floor.

Reception Room One

11'2 x 10'6 (3.40m x 3.20m)

UPVC double glazed window, central heating radiator, coving to ceiling, picture rail and electric wall mounted fire.

Reception Room Two

14'5 x 12'9 (4.39m x 3.89m)

UPVC double glazed window, central heating radiator, coving to ceiling, smoke detector, inset shelving with spotlights, gas fire with marble effect hearth and surround, television point, understairs storage and door to kitchen.

Kitchen

8'7 x 7'9 (2.62m x 2.36m)

UPVC double glazed window, range of wall and base units with granite effect worktops and splashbacks, stainless steel sink and drainer with traditional taps, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights, extractor fan, tiled effect lino flooring and UPVC double glazed door to rear.

First Floor

Landing

14'5 x 6'5 (4.39m x 1.96m)

Smoke detector, doors leading to two bedrooms, bathroom and stairs to attic room.

Bedroom One

14'5 x 11'2 (4.39m x 3.40m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'9 x 8'0 (2.97m x 2.44m)

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

Bathroom

9'0 x 6'0 (2.74m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, direct feed shower enclosed, panel bath with mixer tap, dual flush WC, pedestal wash basin with mixer tap, PVC panel elevations, extractor fan and lino flooring.

Second Floor

Attic Room

15'6 x 14'5 (4.72m x 4.39m)

Velux window and integrated storage.

Exterior

Rear

Enclosed yard.

