



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	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
EU Directive 2002/91/EC	
England & Wales	

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.

Ann Street, Clayton Le Moors, BB5 5QB

Offers Over £129,950

THE PERFECT FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor space and no chain delay, this exceptional three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. With neutral decoration, open plan kitchen diner and added conservatory, this property is the perfect family home ready to move straight into! 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 vestibule provides access through to a spacious reception room. The reception room leads on to an open plan kitchen diner and houses a staircase to the first floor. The kitchen diner leads on to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a three piece family bathroom. Externally there is an enclosed garden to the rear with paved areas.

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

Ann Street, Clayton Le Moors, BB5 5QB

Offers Over £129,950



- Tenure Leasehold
- On Street Parking
- Ideal Family Home
- Easy Access To Major Commuter Routes
- Council Tax Band A
- End Terraced Property
- Enclosed Rear Yard
- EPC Rating D
- Three Bedrooms
- Viewing Essential

Ground Floor

Paved patio rear yard with artificial grass and gate to shared access road.

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

7'5 x 2'2 (2.26m x 0.66m)

Hard wood single glazed door to reception room.

Reception Room

18'8 x 14'5 (5.69m x 4.39m)

UPVC double glazed window, central heating radiator, coving, television point, meter cupboard, single glazed door to kitchen/diner and stairs to first floor.

Kitchen/Diner

19'8 x 12'9 (5.99m x 3.89m)

Two UPVC double glazed window, central heating radiator, coving, range of wood effect wall and base units, granite effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, integrated dish washer, integrated boiler, meter cupboard, wood effect laminate floor and UPVC double glazed frosted door to conservatory.

Conservatory

7'6 x 7'1 (2.29m x 2.16m)

UPVC double glazed window, PVC to ceiling and UPVC double glazed patio doors to rear.

First Floor

Landing

9'2 x 6'8 (2.79m x 2.03m)

Loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

13'6 x 12'2 (4.11m x 3.71m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

13'6 x 10'1 (4.11m x 3.07m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'10 x 7'6 (3.00m x 2.29m)

UPVC double glazed window and central heating radiator.

Bathroom

10'6 x 8'11 (3.20m x 2.72m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin, panel bath with electric feed shower, tiled elevation and part tiled effect lino.

External

Rear



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