



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.



Woodland Drive, Clayton Le Moors, BB5 5SD Offers Over £220,000

THE PERFECT FAMILY HOME

Offering an abundance of indoor space, added two storey extension and potential to create a fantastic annex area within the house, this enviable four bedroom semi detached property is being proudly welcomed to the market in the sought after location of Clayton Le Moors on a popular estate. With off road parking, fantastic gardens and impressive garage space, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe and major motorway links. Benefiting from added loft conversion, fantastic garden room and being a complete blank canvas which is bursting with potential, this property is perfect for any potential buyer to put their own stamp on!

The property comprises briefly, a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you on to a dining room and houses a staircase to the first floor. The dining room leads on to a kitchen and through to a garden room. The garden room leads on to a utility room which provides access on to a garage and shower room. The first floor comprises of doors on to four generously sized bedrooms, study, bathroom and staircase to the loft conversion. Externally, there is an enclosed garden to the rear with paving, bedding and mature shrubs. To the front there is a garden with off road parking, paving, mature shrubs and pond, with access to the garage.

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		63	
(39-54) E			
(21-38) F			
(1-20) G			78
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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Offers Over £220,000



- Semi Detached Property
- Fitted Kitchen And Separate Utility Room
- Off Road Parking
- EPC Rating D
- Four Bedrooms
- Spacious Loft Room
- Leasehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Entrance Porch

5'3 x 2'9 (1.60m x 0.84m)

Composite double glazed entrance door, UPVC double glazed window, coving, spotlights and single glazed frosted door to reception room.

Reception Room

17' x 15'9 (5.18m x 4.80m)

UPVC double glazed window, central heating radiator, coving, spotlights, integrated shelving and storage, tiled hearth, ceiling rose, under stairs storage, meter cupboard, TV point and open to dining area.

Dining Area

8'10 x 7'10 (2.69m x 2.39m)

UPVC double glazed window, central heating radiator, coving, dado rail, open to kitchen and single glazed frosted door to garden room.

Kitchen

8'10 x 7'8 (2.69m x 2.34m)

UPVC double glazed window, coving, range of wall and base units with wood effect worktops, tiled splashbacks, one and half bowl stainless steel sink with draining board and mixer tap, space for oven and fridge freezer, integrated slimline dishwasher and lino flooring.

Garden Room

13'5 x 10'11 (4.09m x 3.33m)

Two UPVC double glazed windows, two Velux windows, two central heating radiators, integrated storage, single glazed frosted door to utility room and UPVC double glazed patio doors to rear.

Utility Room

11'8 x 10'1 (3.56m x 3.07m)

UPVC double glazed window, upright central heating radiator, coving, range of wall and base units with granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, doors to shower room and garage.

Shower Room

7'2 x 3'1 (2.18m x 0.94m)

Single glazed frosted window, central heating radiator, coving, low base WC, wall mounted wash basin with mixer tap, electric feed shower enclosed, extractor fan and tiled elevations.

Garage

27'1 x 10'8 (8.26m x 3.25m)

Power, lighting, Ideal boiler and double garage doors.

First Floor

Landing

10'10 x 9'8 (3.30m x 2.95m)

Coving, storage hatch, doors to four bedrooms, study, bathroom and stairs to loft room.

Bedroom One

12'3 x 10'6 (3.73m x 3.20m)

UPVC double glazed window, central heating radiator, coving, smoke alarm and fitted wardrobes.

Bedroom Two

11'6 x 9'10 (3.51m x 3.00m)

UPVC double glazed window, central heating radiator, coving and integrated airing cupboard with water tank.

Bedroom Three

9'10 x 9'9 (3.00m x 2.97m)

UPVC double glazed window, central heating radiator, coving, smoke alarm and fitted wardrobes.

Bedroom Four

10'9 x 10'2 (3.28m x 3.10m)

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

Study

6' x 5'10 (1.83m x 1.78m)

UPVC double glazed window and integrated storage.

Bathroom

6'6 x 5'5 (1.98m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, corner panel bath with electric feed shower over, vanity top wash basin with mixer tap, PVC panelled elevations, PVC to ceiling and lino flooring.

Second Floor

Loft Room

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

Velux window and integrated storage.

External

Front

Off road parking leading to garage, paving, mature shrubs and pond.

Rear

Paved garden, stone chip bedding and mature shrubs.

