



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			85
(81-91) B			
(69-80) C		67	
(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.

## Whalley Road, Clayton Le Moors, BB5 5RP

### Offers Over £200,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and stunning garden space, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. With off road parking, modern fixtures and fittings and open plan living area, 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, Blackburn and major motorway links. With stunning views over The Woodlands and stylish decoration throughout, this property is ready to move straight into!

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 openly on to a contemporary fitted dining kitchen. The first floor comprises of doors on to three bedrooms and a modern family bathroom. Externally, there is an enclosed garden to the rear with paving, bedding and timber storage shed. To the front there is a garden with bedding areas and off road parking.

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



# Whalley Road, Clayton Le Moors, BB5 5RP

## Offers Over £200,000



- Immaculate Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Spacious Interiors Throughout
- Tenure Leasehold
- Three Piece Family Bathroom
- Low Maintenance Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Hall

15'3 x 5'11 (4.65m x 1.80m)

Composite double glazed entrance door, central heating radiator, coving, wood panelled elevations, under stairs storage, stairs to first floor and solid wood doors to two reception rooms.

#### Reception Room One

14'2 x 11'1 (4.32m x 3.38m)

UPVC triple glazed stained glass bow bay window, central heating radiator, coving, picture rail, TV point, open coal effect gas fire with tiled hearth, surround and oak mantle.

#### Reception Room Two

13'5 x 11'1 (4.09m x 3.38m)

Central heating radiator, picture rail, cast iron multifuel burner with granite hearth and surround, TV point, wood effect laminate flooring, open to kitchen and UPVC double glazed sliding door (with electric blinds) to rear.

### Kitchen

22'3 x 5'8 (6.78m x 1.73m)

Two UPVC double glazed windows, range of wall and base units with wooden worktops, tiled splashbacks, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric Hotpoint oven with four burner gas hob and extractor hood, integrated microwave, integrated fridge freezer, dishwasher and washing machine/dryer, integrated boiler, spotlights and tiled flooring.

### First Floor

#### Landing

8'8 x 5'9 (2.64m x 1.75m)

Smoke alarm, loft access (which has been boarded and with a skylight), wood panelled elevations, solid wood doors to three bedrooms and bathroom.

#### Bedroom One

12'1 x 11'2 (3.68m x 3.40m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

#### Bedroom Two

13'6 x 11'2 (4.11m x 3.40m)

UPVC double glazed window, central heating radiator, picture rail, original fireplace and wood effect laminate flooring.

#### Bedroom Three

8'9 x 5'10 (2.67m x 1.78m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

### Bathroom

7'10 x 5'10 (2.39m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with direct feed rainfall shower and rinse head over, spotlights, tiled elevations and wood effect laminate flooring.

### External

#### Front

Block paving driveway, bedding area and stone chips.

#### Rear

Enclosed paved rear garden and timber shed.



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