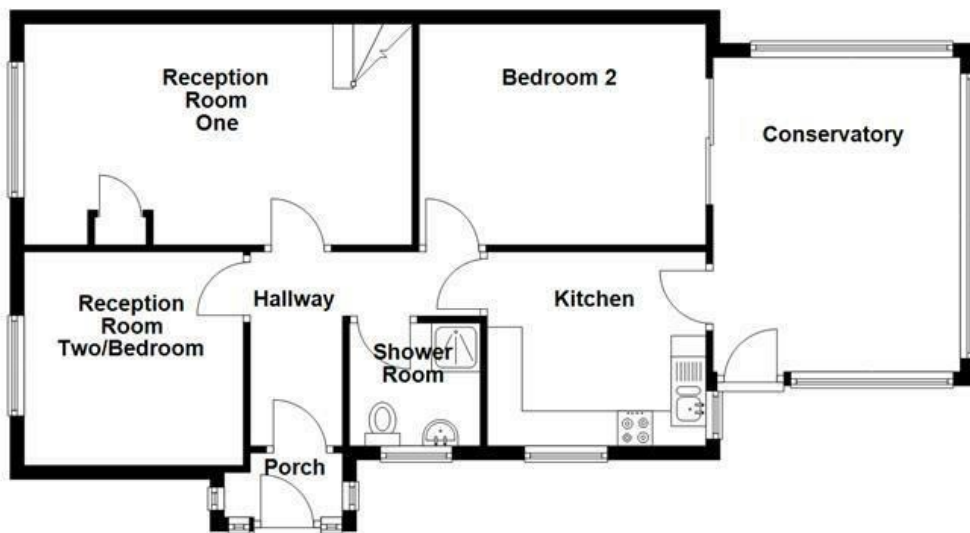
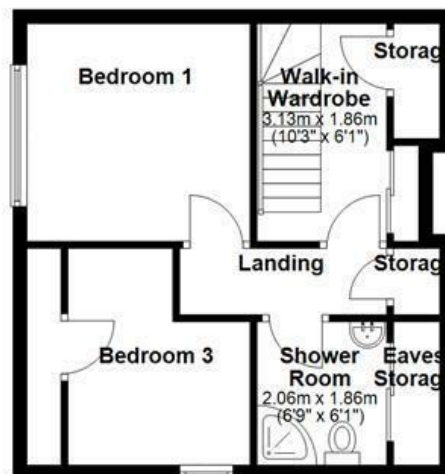


Ground Floor



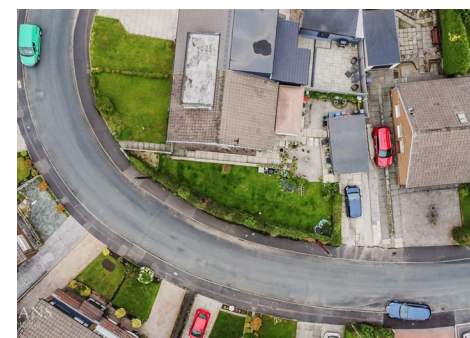
First Floor



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	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
68	
Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

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.



Lodgeside, Clayton Le Moors, BB5 5TQ

£200,000

A VERSATILE BUNGALOW IN A DESIRABLE LOCATION

Nestled in the sought-after location of Lodgeside in Clayton Le Moors, this charming three-bedroom semi-detached bungalow is a true gem waiting to be discovered. Boasting two reception rooms and two bathrooms, this property offers versatile living solutions ideal for a growing family or a couple seeking a comfortable abode.

The property's wrap-around garden, along with off-road parking and a garage, provides ample space for outdoor activities and storage. The well-maintained gardens add a touch of tranquility to the surroundings, perfect for relaxing or entertaining guests on sunny days.

Conveniently situated in a popular area surrounded by similar properties, this bungalow is well-connected to major commuter routes, making travel to neighbouring towns such as Great Harwood and Accrington a breeze. Whether you're commuting to work or exploring the nearby amenities, this location offers the best of both worlds.

With the potential to utilise the second reception room as an additional bedroom, this property caters to those looking for single-storey living without compromising on space. The layout is thoughtfully designed to accommodate various lifestyle needs, making it a versatile and practical choice for modern living.

Lodgeside, Clayton Le Moors, BB5 5TQ

£200,000



- Tenure Freehold
- Off Road Parking With Access To Garage
- Two Shower Rooms
- Extensive Garden Space
- Council Tax Band C
- Spacious Semi Detached Bungalow
- Single Storey Living
- EPC Rating D
- Three Bedrooms
- Ideal Home For A Small Family Or Couple

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

5'7 x 3' (1.70m x 0.91m)

UPVC double glazed windows, tiled flooring and UPVC double glazed door to hallway.

Hallway

Coving, central heating radiator, doors to shower room, kitchen, bedroom two reception room one and reception room two/bedroom.

Reception Room One

18'3 x 10'4 (5.56m x 3.15m)

UPVC double glazed window, central heating radiator, coving, partial wood panel elevations, electric fire, stairs to first floor and wood effect flooring.

Reception Room Two/Bedroom

10'1 x 9'11 (3.07m x 3.02m)

UPVC double glazed window, central heating radiator, coving and exposed floorboards.

Shower Room

6'2 x 5'9 (1.88m x 1.75m)

UPVC double glazed frosted window, central heating towel rail, low bowl WC, pedestal wash basin, enclosed direct feed shower, part tiled elevation, wood clad ceiling and wood effect flooring.

Bedroom Two

13'6 x 10'5 (4.11m x 3.18m)

Central heating radiator, ceiling rose, coving and UPVC sliding doors to the conservatory.

Kitchen

10'4 x 10' (3.15m x 3.05m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work tops, oven with four ring halogen hob, extractor hood, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, integrated fridge freezer, partial wood effect flooring and UPVC double glazed door to the conservatory.

Conservatory

14'6 x 8'5 (4.42m x 2.57m)

Mostly UPVC double glazed with a solid roof, central heating radiator, tiled flooring and UPVC double glazed door to garden.

First Floor

Landing

Doors to two bedrooms, storage, walk in wardrobe and shower room.

Bedroom One

10'6 x 10'5 (3.20m x 3.18m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10'1 x 7'11 (3.07m x 2.41m)

UPVC double glazed window, central heating radiator and under eaves storage.

Shower Room

6'9 x 4'11 (2.06m x 1.50m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, tiled effect flooring and under eave storage.

Walk in Wardrobe/Storage

10'5 x 7'2 (3.18m x 2.18m)

Under eave storage area.

External

Rear

Wrap around laid to lawn garden, bedding areas, gravel chippings, single detached garage and drive for off road parking.

Garage

18'1 x 10'6 (5.51m x 3.20m)

Front

Laid to lawn garden.



Tel: 01254389384

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