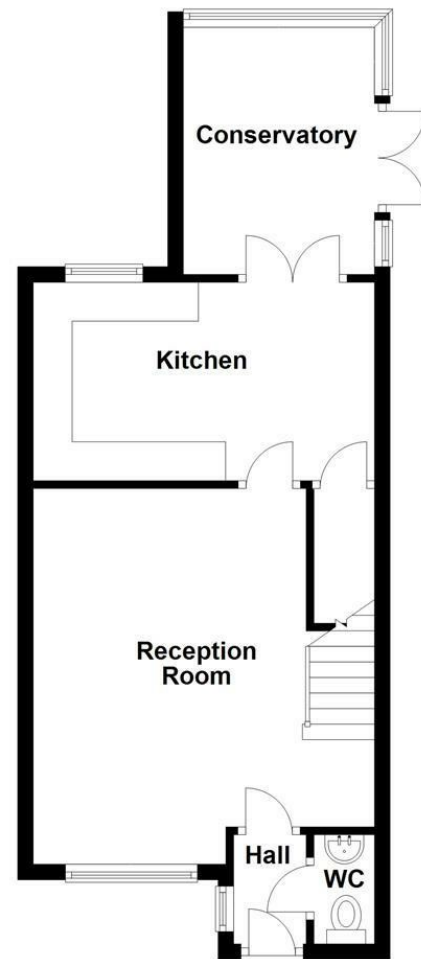
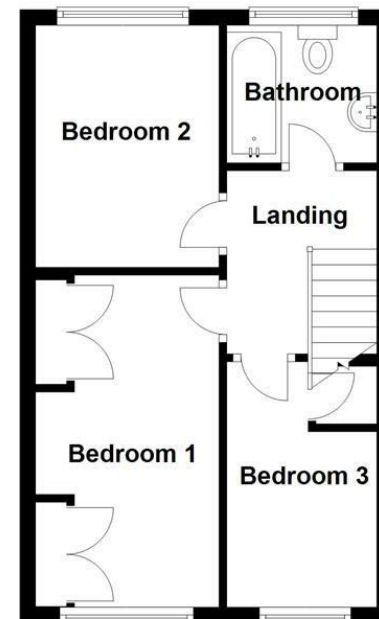


Ground Floor



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			88
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

Henfield Close, Clayton Le Moors, BB5 5WP

£199,950

A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED HOME

Welcome to this charming three-bedroom semi-detached family home located in the sought-after area of Henfield Close, Clayton Le Moors.

Upon entering, you'll be pleasantly surprised by the deceptively spacious layout, offering ample room for comfortable living. The property boasts a large reception room, perfect for entertaining guests or simply relaxing with your loved ones. Additionally, the conservatory provides a lovely space to enjoy the natural light and views of the garden. Also having a downstairs WC and modern family bathroom.

One of the standout features of this property is the convenience of off-road parking, ensuring you never have to worry about finding a space after a long day. The garden offers a tranquil retreat where you can unwind and enjoy the outdoors in the privacy of your own home.

Situated in a popular location, this home provides easy access to local amenities, schools, and transport links, making it ideal for families or professionals alike.

Don't miss out on the opportunity to make this house your home sweet home in the heart of Accrington. Contact us today to arrange a viewing and experience the charm of Henfield Close for yourself.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents.

Henfield Close, Clayton Le Moors, BB5 5WP

£199,950



- Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- One Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Hall

5'9 x 3'1 (1.75m x 0.94m)

Composite entrance door, UPVC double glazed window, wood effect flooring and doors to reception room and WC.

WC

5'7 x 2'6 (1.70m x 0.76m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin, tiled elevation and tiled flooring.

Reception Room

15'10 x 14'6 (4.83m x 4.42m)

UPVC double glazed window, central heating radiator, TV point, wood effect flooring, stairs to first floor and door to kitchen

Kitchen

14'5 x 8'4 (4.39m x 2.54m)

UPVC double glazed window, central heated towel rail, wood panel wall and base units, granite worktops, double oven, five burner gas hob, tiled splash back, extractor fan, stainless steel sink with draining board and mixer tap, integrated dishwasher, plumbed for washing machine, integrated fridge freezer, part tiled elevation, tiled flooring and UPVC French doors to conservatory.

Conservatory

10'5 x 8'1 (3.18m x 2.46m)

UPVC double glazed windows, central heating radiator, tiled flooring and UPVC French doors to rear.

First Floor

Landing

UPVC double glazed frosted window and doors to three bedrooms and bathroom.

Bathroom

6'1 x 5'10 (1.85m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity topped wash basin, tiled panel bath with direct feed shower over, tiled elevation and tiled flooring.

Bedroom One

13'11 x 8'3 (4.24m x 2.51m)

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

Bedroom Two

10'2 x 8'4 (3.10m x 2.54m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'4 x 5'10 (3.15m x 1.78m)

UPVC double glazed window, central heating radiator and storage.

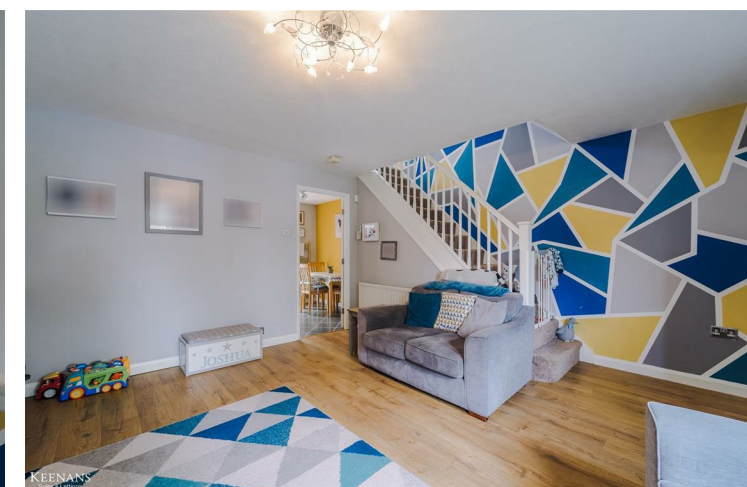
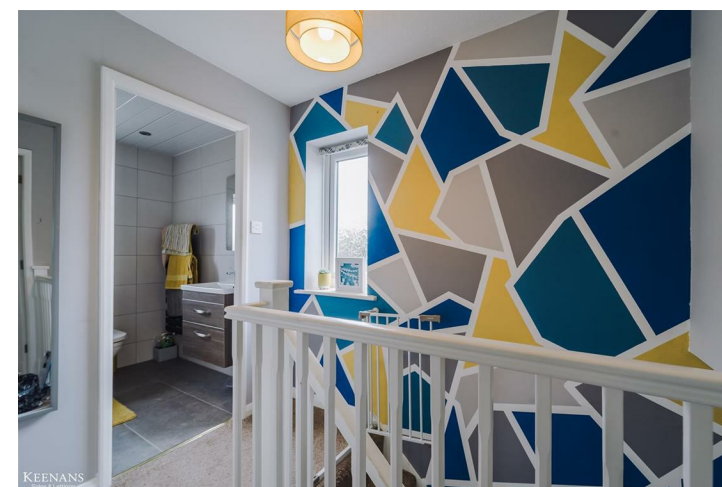
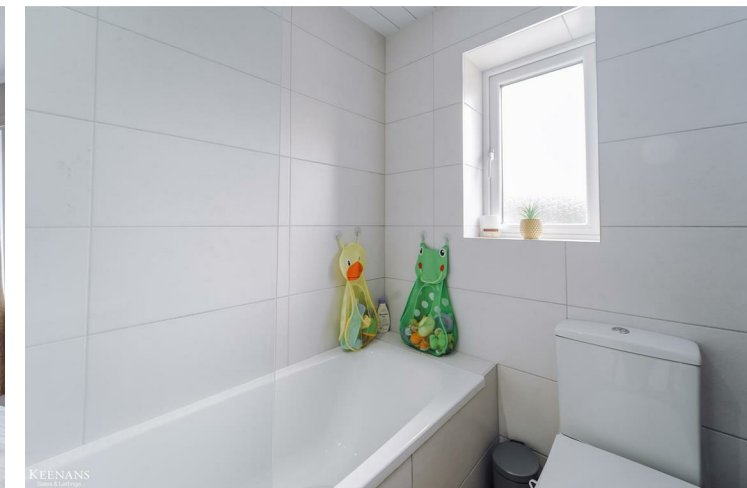
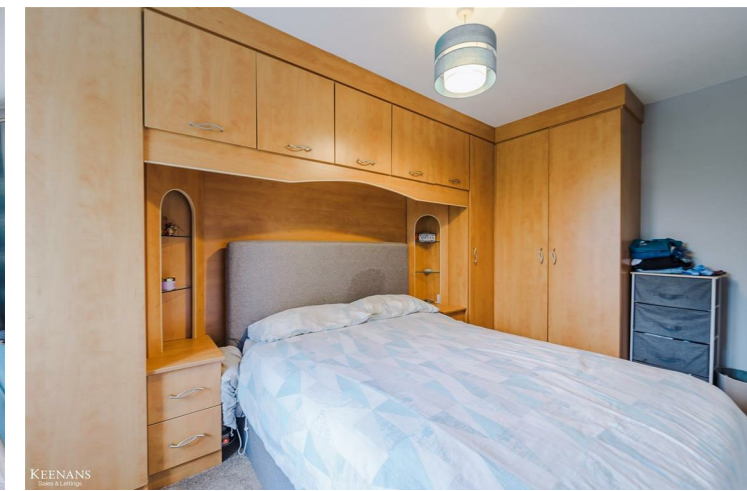
External

Front

Laid to lawn and driveway.

Rear

Enclosed flagged patios and two timber sheds.



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