



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
71	84

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(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.

Clayton Way, Clayton Le Moors, BB5 5WT Offers In The Region Of £275,000

A GORGEOUS FOUR-BEDROOM DETACHED FAMILY HOME

Nestled in the sought-after Clayton Way, Clayton Le Moors, Accrington, this stunning four-bedroom detached house is ideal for a growing family.

Boasting two reception rooms, this property offers ample space with the addition of a conservatory overlooking the picturesque rear garden providing additional living space. There are four generously sized bedrooms, including an ensuite in the main bedroom. The convenience of off-road parking on a drive, along with an integral single garage, provides off-road parking for numerous vehicles.

Situated in a popular location with easy access to major commuter routes, this property seamlessly combines convenience with comfort. Don't miss out on the opportunity to make this charming house your forever home.

The property comprises briefly, to the ground floor: entrance to a hallway with stairs leading to the first floor and a door to the living room. The living room is open to the dining room which leads to the conservatory and kitchen. The kitchen leads to a side hall with doors leading to a downstairs WC, the garage and the side elevation. To the first floor is a landing with doors leading to four bedrooms, an airing cupboard and a three-piece bathroom. Externally there is an enclosed rear garden with paving and decking with steps leading to the lower lawned area. The front of the property has a lawned garden with a driveway providing off-road parking leading to the integral garage.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Clayton Way, Clayton Le Moors, BB5 5WT

Offers In The Region Of £275,000



- Immaculate Detached Property
- Ample Living Space
- Off Road Parking and Integral Garage
- EPC Rating C
- Four Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Hall

3'11 x 3'10 (1.19m x 1.17m)
UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, door to reception room one and stairs to first floor.

Reception Room One

14'0 x 10'8 (4.27m x 3.25m)
UPVC double glazed bay window, two central heating radiators, coving, two feature wall lights, living flame gas fire, television point and open access to reception room two.

Reception Room Two

10'8 x 9'6 (3.25m x 2.90m)
Central heating radiator, coving, door to kitchen and double doors to conservatory.

Conservatory

14'0 x 10'9 (4.27m x 3.28m)
UPVC double glazed windows, pitched polycarbonate roof, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

11'10 x 9'4 (3.61m x 2.84m)
UPVC double glazed window, central heating radiator, spotlights, range of wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for under counter fridge and freezer and open access to rear hall.

Rear Hall

Doors leading to WC, garage and side elevation.

WC

4'5 x 2'10 (1.35m x 0.86m)
Coving, dual flush WC and wall mounted wash basin with traditional taps.

Garage

16'7 x 8'6 (5.05m x 2.59m)
Power, lighting, wall mounted boiler and up and over garage door.

First Floor

Landing

Loft access via fitted ladder, smoke detector, doors leading to four bedrooms, bathroom and airing cupboard.

Bedroom One

12'5 x 11'0 (3.78m x 3.35m)
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

6'4 x 6'0 (1.93m x 1.83m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin traditional taps, direct feed shower enclosed and extractor fan.

Bedroom Two

12'3 x 8'7 (3.73m x 2.62m)
UPVC double glazed window, central heating radiator and television point.

Bedroom Three

9'9 x 7'7 (2.97m x 2.31m)
UPVC double glazed window and central heating radiator.

Bedroom Four

11'3 x 7'1 (3.43m x 2.16m)
UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 5'5 (2.39m x 1.65m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap, overhead electric feed shower and rinse head, extractor fan, part tiled elevations and vinyl flooring

External

Rear

Enclosed garden with laid to lawn, paved patio, decking and pond.

Front

Laid to lawn, gravel chip bedding areas, off road parking and access to integral garage.

