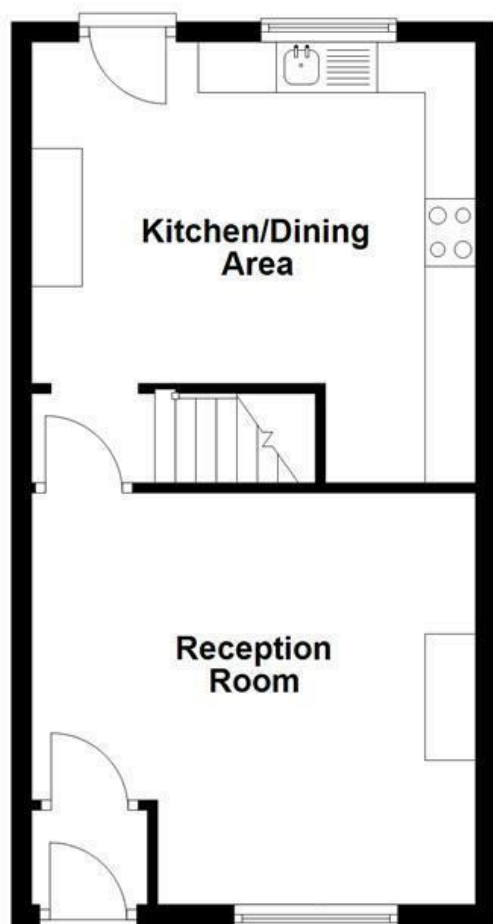
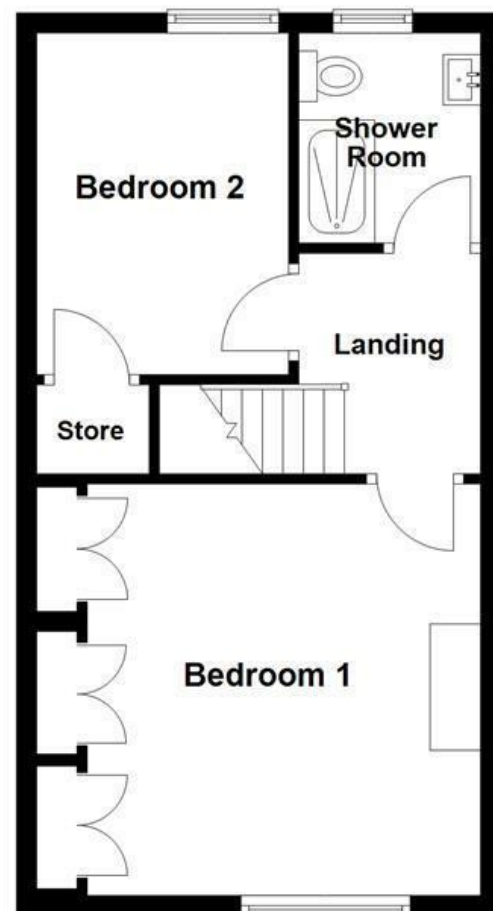


Ground Floor



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                                 |  |                         |           |
| (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.

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

### £79,950

THE PERFECT FIRST TIME HOME

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and generously sized outside space, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. With two double bedrooms, modern fitted shower room and stylish interior, this property is the perfect first time home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to an inner hallway. The inner hallway guides you through to a kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a modern shower room. Externally there is an enclosed garden to the rear.

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



# Whalley Road, Clayton Le Moors, BB5 5DT

£79,950



- Charming Mid Terrace Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Spacious Interiors
- Tenure Leasehold
- Modern Fitted Shower Room
- Enclosed Yard to Rear
- Council Tax Band A

## Ground Floor

### Entrance

Composite double glazed frosted door to vestibule.

### Vestibule

3'9 x 3'1 (1.14m x 0.94m)

Coving, wood effect laminate flooring and hardwood single glazed frosted door to reception room.

### Reception Room

14'5 x 13'4 (4.39m x 4.06m)

UPVC double glazed window, central heating radiator, coving, meter cupboard, television point, wood effect laminate flooring and door to inner hall.

### Inner Hall

3'6 x 2'7 (1.07m x 0.79m)

Tiled flooring, open arch to kitchen/dining area and stairs to first floor.

### Kitchen/Dining Area

14'5 x 14'4 (4.39m x 4.37m)

UPVC double glazed window, central heating radiator, range of white wall and base units, granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, understairs storage, tiled flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

6'3 x 6'1 (1.91m x 1.85m)

Doors to two bedrooms and shower room.

### Bedroom One

14'5 x 13'4 (4.39m x 4.06m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

### Bedroom Two

11'4 x 8'2 (3.45m x 2.44m/0.61m)

UPVC double glazed window, central heating radiator, coving, over stairs storage and wood effect laminate flooring.

### Shower Room

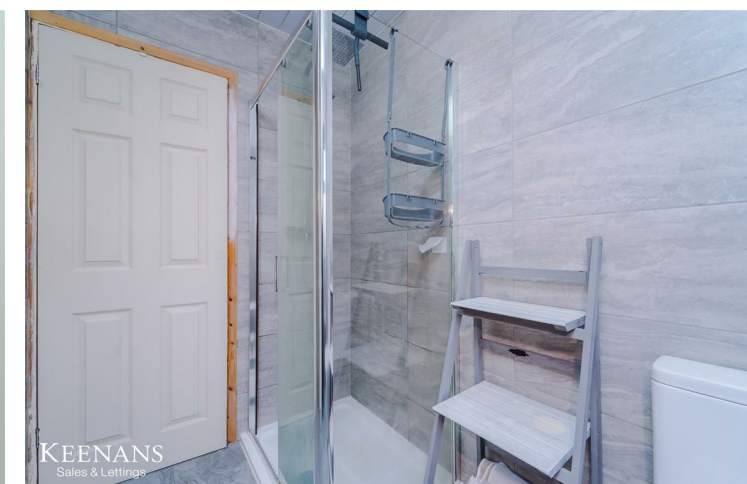
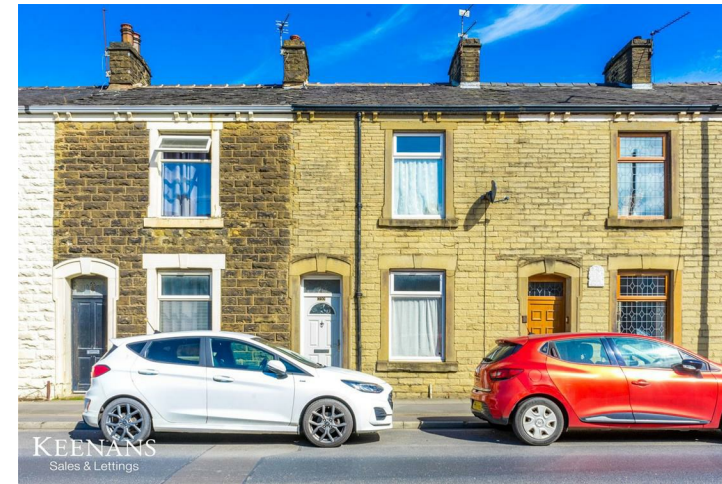
7'10 x 6'1 (2.39m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed with rinse head, tiled elevations, PVC to ceiling, spotlights and tiled flooring.

## External

### Rear

Enclosed yard.



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