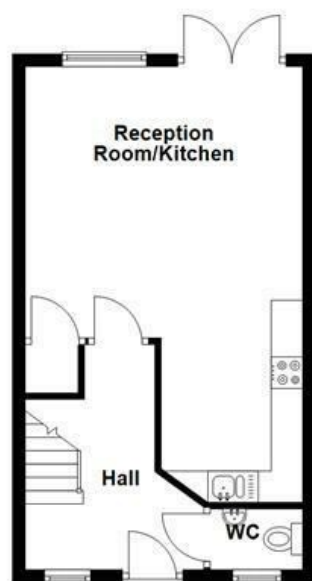
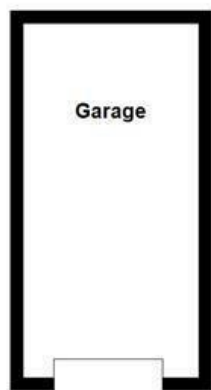
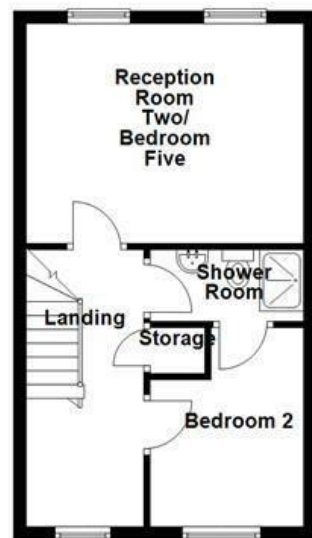


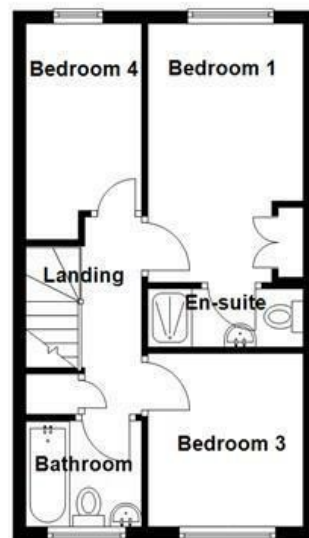
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(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.

Sweet Briar Close, Clayton Le Moors, BB5 5LZ

£210,000

AN OUTSTANDING FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and no chain delay, this enviable four/five bedroom townhouse property is being proudly welcomed to the market in the most desirable location of Clayton Le Moors. Situated on a quiet cul de sac and boasting an open plan living and kitchen space, detached garage, three bathrooms and a cloakroom, this property is the perfect family 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. With off road parking, neutral decoration and beautiful views, this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious open plan kitchen and reception room, cloakroom and staircase to the first floor. The kitchen boasts modern wall and base units and integrated appliances whilst the reception room leads out to the rear. The first floor comprises of doors on to a second reception room/fifth bedroom, second bedroom and a Jack and Jill shower room, as well as a staircase to the second floor. The second floor leads on to a three generously sized bedrooms and a family bathroom. The main bedroom leads on to an en suite shower room. Externally there is an enclosed garden to the rear with stone chip and paving, as well as access on to a garage and off road parking.

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

Sweet Briar Close, Clayton Le Moors, BB5 5LZ

£210,000



- Tenure Leasehold
- Council Tax Band C
- EPC Rating C
- Off Road Parking With Access To A Garage
- Spacious Townhouse
- Viewing Essential With No Chain Delay
- Three Bathrooms And A Cloakroom
- Ideal Family Home
- Sought After Location
- Enviably Low Maintenance Rear Garden Space

Ground Floor

Entrance

Composite double glazed door to hall.

Hall

11'9 x 9'4 (3.58m x 2.84m)

UPVC double glazed window, central heating radiator, smoke alarm, doors to open plan reception room/kitchen, WC and stairs to first floor.

WC

4'10 x 3'3 (1.47m x 0.99m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC and pedestal wash basin with mixer tap.

Open Plan Reception Room/Kitchen

22'8 x 14'7 (6.91m x 4.45m)

UPVC double glazed window, central heating radiator, spotlights, range of white wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbed for washing machine, television point, under stairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

14'7 x 6'2 (4.45m x 1.88m)

UPVC double glazed window, central heating radiator, smoke alarm, storage cupboard, doors to bedroom five/reception room two, Jack and Jill shower room and stairs to first floor.

Bedroom Five/Reception Room Two

14'7 x 11'4 (4.45m x 3.45m)

Two UPVC double glazed window, central heating radiator and television point.

Bedroom Two

10'5 x 8' (3.18m x 2.44m)

UPVC double glazed window, central heating radiator, door to Jack and Jill shower room.

Jack And Jill Shower Room

8' x 3'9 (2.44m x 1.14m)

Central heating radiator, three piece suite, direct feed shower enclosure, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, spotlights and extractor fan.

Second Floor

Landing

10' x 6' (3.05m x 1.83m)

Central heating radiator, over stairs storage, loft access, doors to three bedrooms and bathroom.

Bedroom One

13'8 x 8'1 (4.17m x 2.46m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

En Suite

8'1 x 2'10 (2.46m x 0.86m)

Central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, tiled elevation, spotlights and extractor fan.

Bedroom Three

8'1 x 9'1 (2.46m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'4 x 6'1 (3.45m x 1.85m)

UPVC double glazed window and central heating radiator.

Bathroom

6' x 5'7 (1.83m x 1.70m)

UPVC double glazed frosted window, central heating radiator, three piece suite, pedestal wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and rinse head, tiled elevation, extractor fan and spotlights.

External

Rear

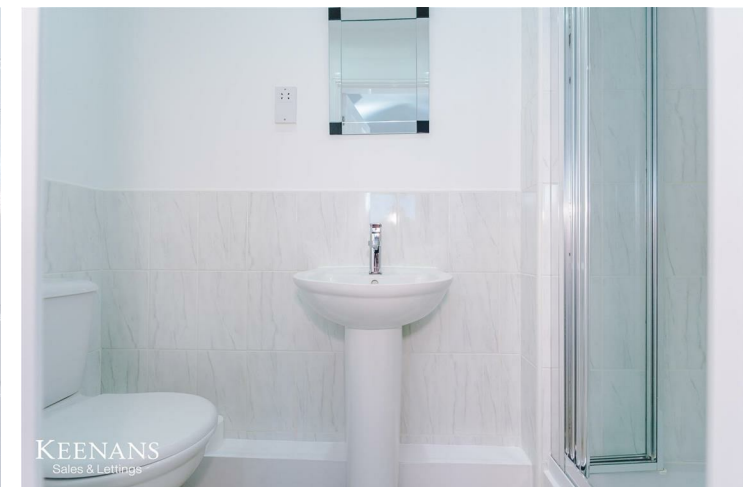
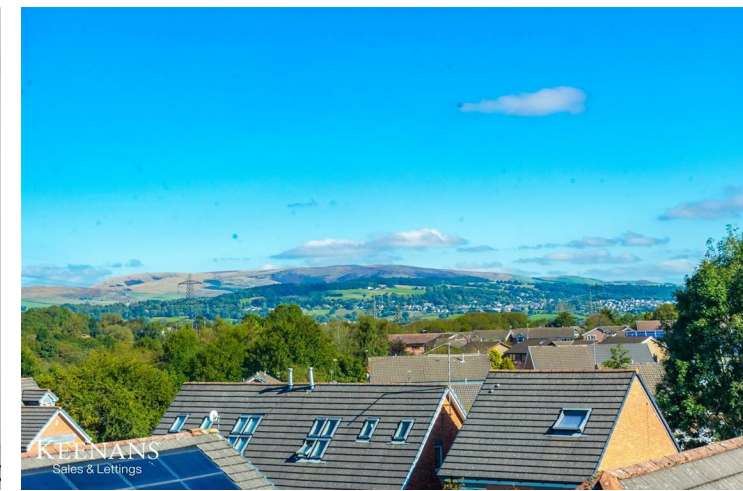
Enclosed garden with stone chip and paving with access to offroad parking and garage.

Garage

18'6 x 9'2 (5.64m x 2.79m)

Front

Stone chip and paving.



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