



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Fordside Avenue, Clayton Le Moors, BB5 5TH

### £190,000

SPACIOUS SINGLE STORY LIVING

Welcome to this charming bungalow located on Fordside Avenue in the area of Clayton Le Moors, Accrington. This delightful property boasts two bedrooms, making it a perfect home for a small family or those looking for a cosy space.

As you step inside, you'll be greeted by modern decor and appliances, creating a stylish and comfortable living environment. The spacious interior provides ample room for relaxation and entertainment, while the large front driveway offers convenient parking for you and your guests.

Situated on a private plot within the estate, this bungalow offers a sense of tranquillity and privacy. With easy access to local amenities, you'll have everything you need right at your doorstep.

Don't miss out on the opportunity to make this lovely bungalow your new home. Book a viewing today and experience the charm and comfort that this property has to offer.

# Fordside Avenue, Clayton Le Moors, BB5 5TH

£190,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating TBC
- Ample Off Road Parking With Drive And Access To Garage
- Spacious Semi Detached Bungalow
- Contemporary Fitted Kitchen
- Three Piece Shower Room
- Ideal Home For A Small Family Or Couple Wishing To Downsize
- Extensive Garden Space
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

UPVC double glazed door to hall.

### Hall

11'3 x 7'11 (3.43m x 2.41m)

Loft access, central heating radiator, doors to two bedrooms, shower room, kitchen and reception room.

### Reception Room

15'7 x 9'8 (4.75m x 2.95m)

UPVC double glazed sliding door to conservatory and central heating radiator.

### Conservatory

18'1 x 9'6 (5.51m x 2.90m)

UPVC double glazed windows, UPVC double glazed patio doors to rear, LED spotlights and tiled floor.

### Kitchen

10' x 10' (3.05m x 3.05m)

Two UPVC double glazed windows, range of gloss wall and base units, marble effect work top, stainless steel sink and drainer with mixer tap, oven with four ring gas hob, tiled splash back and extractor hood, plumbed for washing machine, integrated fridge freezer, LED spotlights and laminate flooring.

### Bedroom One

15'11 x 8'3 (4.85m x 2.51m)

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

### Bedroom Two

10'2 x 9'7 (3.10m x 2.92m)

UPVC double glazed window and central heating radiator.

### Shower Room

6'2 x 6' (1.88m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, PVC panelled elevation, LED spotlights and tiled floor.

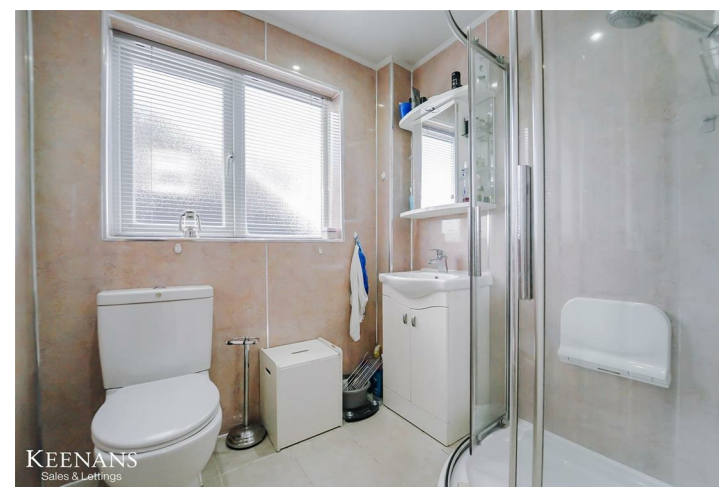
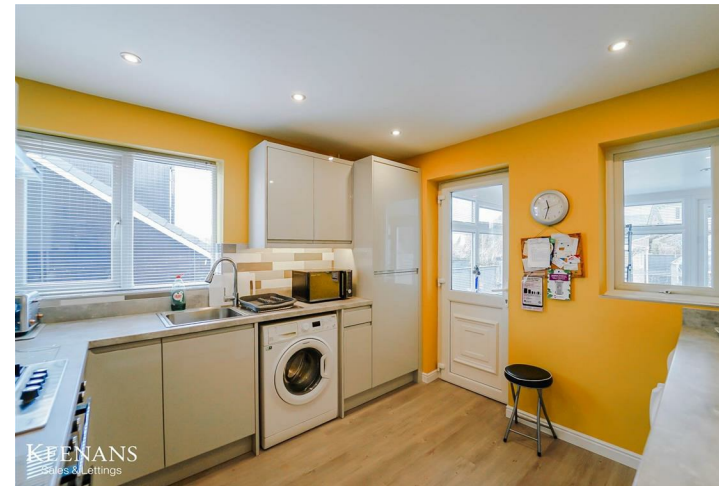
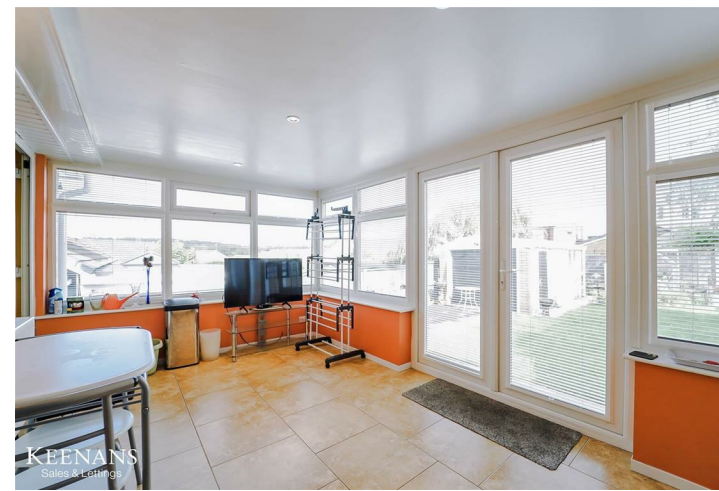
### External

#### Front

Laid to lawn and tarmac driveway with access to garage.

#### Rear

Enclosed laid to lawn garden, bedding areas, mature shrubs, access to garage and green house.



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