



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C	68		
(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.

Collingwood, Clayton Le Moors, BB5 5QP

Offers Over £260,000

AN OUTSTANDING FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space, stylish decoration and modern fixtures and fittings, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location of Clayton Le Moors on a popular estate. With integral garage, open plan kitchen and living space and two bathrooms, 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. A credit to the current owners, this property has been transformed into a luxurious and contemporary family home truly not to be missed!

The property comprises briefly; a welcoming entrance porch provides access on to a spacious reception room. The reception room then guides you through to a hallway which leads on to a WC, integral garage, open plan kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads openly on to a conservatory. The first floor comprises of doors on to four generously sized bedrooms and a modern shower room. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed garden to the rear with laid to lawn, Indian stone paving and bedding. To the front there is a laid to lawn garden with bedding areas, paved areas, and access to the garage.

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

Collingwood, Clayton Le Moors, BB5 5QP

Offers Over £260,000



- Exquisite Detached Property
- Stunning Dining Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Porch

3'2 x 2'8 (0.97m x 0.81m)

Composite double glazed frosted front door, central heating radiator, spotlights and door to reception room.

Reception Room

15'4 x 10'4 (4.67m x 3.15m)

UPVC double glazed box window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point, wood effect laminate flooring and door to hall.

Hall

13'9 x 3'6 (4.19m x 1.07m)

Central heating radiator, spotlights, wood effect vinyl flooring, doors to WC, garage and open to kitchen/dining area.

WC

5'4 x 2'9 (1.63m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, wood panel elevations and vinyl flooring.

Garage

18'3 x 8'8 (5.56m x 2.64m)

Worcester boiler, power, lighting, wood effect lino flooring and up and over garage door.

Kitchen/Dining Area

19'6 x 10'11 (5.94m x 3.33m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units with marble effect work surfaces, inset composite one and a half bowl sink with high spout mixer tap, integrated electric Hotpoint double oven with four ring gas hob and extractor hood, integrated fridge, dishwasher and bin store, spotlights, breakfast bar, understairs storage, wood effect vinyl flooring, open access to conservatory and UPVC double glazed frosted door to side elevation.

Conservatory

15'5 x 11'4 (4.70m x 3.45m)

UPVC double glazed windows, central heating radiator, PVC to ceiling, television point, wood effect vinyl flooring and UPVC double glazed French doors to rear.

First Floor

Landing

12'9 x 9'2 (3.89m x 2.79m)

UPVC double glazed frosted window, smoke detector, doors to four bedrooms, shower room and storage cupboard.

Bedroom One

11'11 x 10'1 (3.63m x 3.07m)

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

En Suite

7'6 x 3'10 (2.29m x 1.17m)

UPVC double glazed frosted window, central heating radiator, double direct feed shower enclosed, pedestal wash basin with traditional taps, low base WC, tiled elevations, loft access, extractor fan and tiled flooring.

Bedroom Two

10'2 x 10'1 (3.10m x 3.07m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'2 x 7'10 (2.79m x 2.39m)

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

Bedroom Four

10'4 x 8'1 (3.15m x 2.46m)

UPVC double glazed window and central heating radiator.

Shower Room

6'9 x 5'6 (2.06m x 1.68m)

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, PVC panel elevations, extractor fan and wood effect vinyl flooring.

External

Rear

Enclosed garden with laid to lawn, Indian stone paving and bedding areas.

Front

Laid to lawn garden with bedding areas, paved areas and access to the garage

