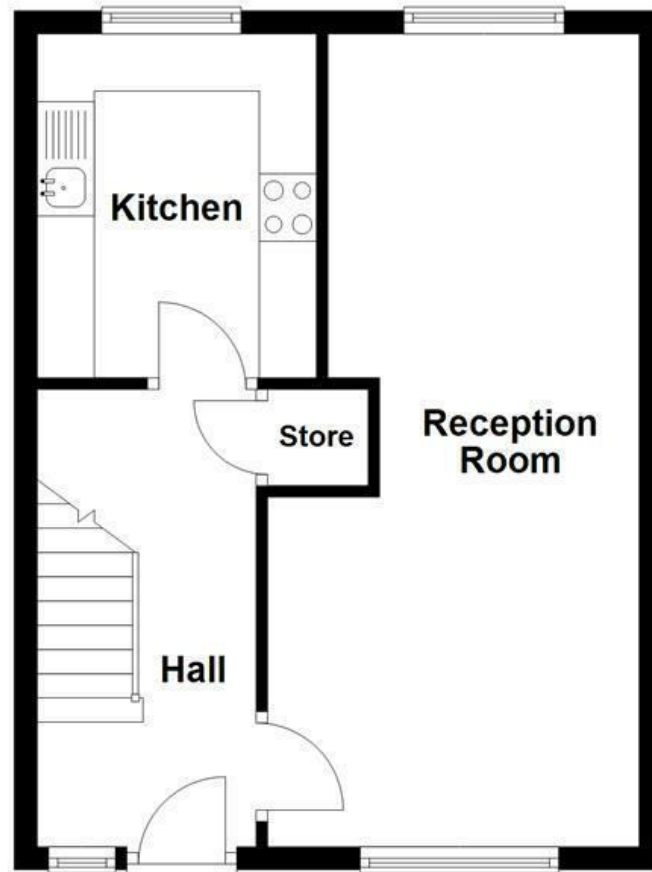
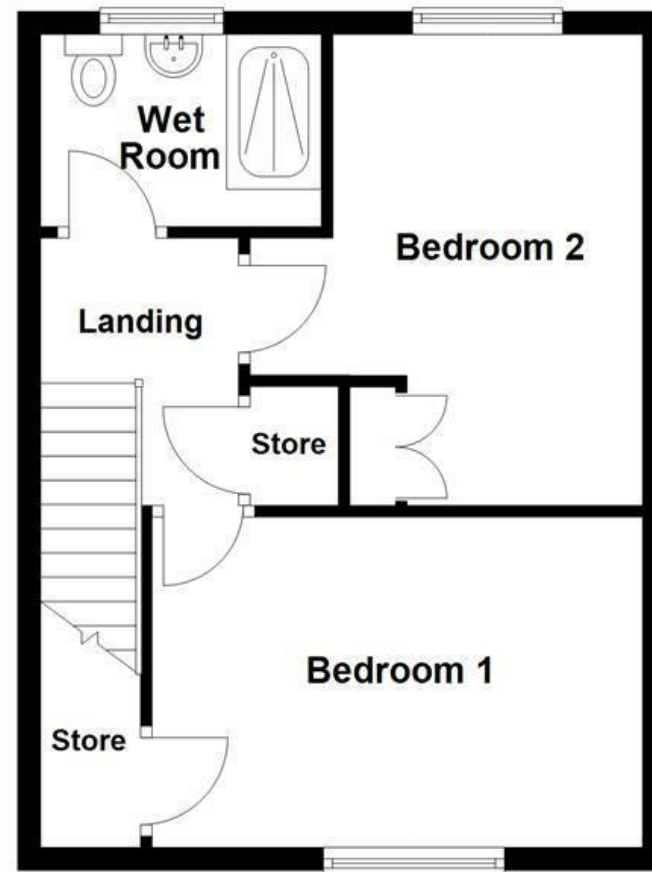


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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.

Lancaster Drive, Clayton Le Moors, BB5 5RD

Offers Over £120,000

AN ENVIABLE TWO BEDROOM SEMI DETACHED PROPERTY

Having been presented and updated beautifully throughout with immaculate presentation, spacious rooms and neutral decoration, this idyllic two bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Clayton Le Moors. With off road parking, gardens to the rear and two double bedrooms, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley, Blackburn and Clitheroe. The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room/dining room, kitchen and staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a wet room. Externally there is a laid to lawn garden with patio and outbuilding to the rear and off road parking to the front.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Lancaster Drive, Clayton Le Moors, BB5 5RD

Offers Over £120,000

 **2**  **1**  **1**  **C**

- Immaculate Semi Detached Property
- Neutral Decoration Throughout
- Off Road Parking
- EPC Rating C
- Two Spacious Bedrooms
- Move-in Ready
- Tenure Freehold
- Three Piece Wet Room
- Garden to Rear
- Council Tax Band A

Ground Floor

Entrance

Via a UPVC door to hall.

Hall

13'1 x 6'3 (3.99m x 1.91m)

UPVC double glazed window, central heating radiator, store cupboard, smoke alarm, doors to reception room, kitchen and stairs to first floor.

Reception Room

22'10 x 10'8 (6.96m x 3.25m)

UPVC double glazed window, central heating radiator, television point and aluminium sliding door to rear.

Kitchen

9'10 x 8' (3.00m x 2.44m)

UPVC double glazed window, central heating radiator, range of white base units with granite effect surfaces, composite sink and drainer with mixer tap, space for oven, plumbing for washing machine and granite effect flooring.

First Floor

Landing

7'5 x 6' (2.26m x 1.83m)

Loft access, smoke alarm, store cupboard, doors to two bedrooms and wet room.

Bedroom One

14' x 9'3 (4.27m x 2.82m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

13'6 x 10'11 (4.11m x 3.33m)

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

Wet Room

8'1 x 5'6 (2.46m x 1.68m)

Two UPVC double glazed frosted windows, chrome heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower, tiled elevations and lino flooring.

External

Rear

Laid to lawn garden with patio and outbuilding.

Front

Off road parking.



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