



Blackburn Road, Clayton Le Moors, BB5 5JT

Offers In The Region Of £180,000

SPACIOUS TERRACED HOME

Situated on Blackburn Road in the area of Clayton Le Moors, Accrington, this spacious terraced home presents an excellent opportunity for both families and professionals alike. The property boasts a generous layout, providing ample room for comfortable living.

One of the standout features of this residence is its thoughtful extension to the rear, which enhances the living space and allows for a versatile arrangement of rooms. This extension not only adds to the overall size of the home but also creates a welcoming atmosphere, perfect for entertaining guests or enjoying quiet family evenings.

Convenience is at your doorstep, as the property enjoys easy access to a variety of local amenities. Whether you are in search of shops, schools, or recreational facilities, everything you need is just a short distance away, making this location ideal for those who appreciate the balance of suburban tranquility and urban convenience.

In summary, this terraced home on Blackburn Road offers a perfect blend of space, comfort, and accessibility, making it a wonderful choice for anyone looking to settle in the vibrant community of Clayton Le Moors. Do not miss the chance to make this delightful property your new home.



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		
	67	77
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.

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 2  2  3  D

- Tenure Leasehold
 - Mid Terraced Property
 - Contemporary Fitted Kitchen And Garden Room
- Council Tax Band A
 - Viewing Essential
 - Available Ample Rear Garden Space With Off Road Parking To Rear
- EPC Rating D
 - Abundance Of Space
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hard wood door to vestibule.

Vestibule

4'5 x 3'10 (1.35m x 1.17m)
Tiled floor and door to hall.

Hall

10'4 x 3'6 (3.15m x 1.07m)
Central heating radiator, cornice coving, corbels, laminate flooring, doors to reception room one, reception room two and stairs to first floor.

Reception Room One

11'11 x 11'6 (3.63m x 3.51m)
UPVC double glazed bay window, central heating radiator, ceiling rose, cornice coving, picture rail, gas fire with decorative surround, television point and laminate flooring.

Reception Room Two

16' x 13'6 (4.88m x 4.11m)
Central heating radiator, cornice coving, hard wood single glazed window, door to under stairs storage, laminate flooring and double doors to kitchen.

Kitchen

15'9 x 12'5 (4.80m x 3.78m)
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, range of wall and base units, laminate work top, ceramic one and a half sink and drainer with mixer tap, integrated double oven in a high rise unit, four point gas hob with extractor hood, PVC splash back, plumbed for washing machine, integrated fridge and freezer, integrated dish washer, access to boiler, LED spotlights, tiled effect flooring and UPVC double glazed frosted door to garden room.

Garden Room

11'9 x 7'5 (3.58m x 2.26m)
UPVC double glazed sliding door to rear, central heating radiator, polycarbonate roof, two feature wall lights, tiled floor and sliding door to shower room.

Shower Room

6'6 x 4' (1.98m x 1.22m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosure and tiled floor.

First Floor

Landing

9'7 x 5'9 (2.92m x 1.75m)
Doors to two bedrooms bathroom and loft access.

Bedroom One

16' x 11' (4.88m x 3.35m)
UPVC double glazed window, central heating radiator, coving and laminate flooring.

Bedroom Two

16' x 10'8 (4.88m x 3.25m)
UPVC double glazed window, coving and central heating radiator.

Bathroom

6'10 x 5'8 (2.08m x 1.73m)
Central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with jets and mixer tap, overhead direct feed shower, LED spotlights, coving, tiled elevation and vinyl flooring.

Second Floor

Loft Room

Velux window, central heating radiator, laminate flooring and doors to eave storage.

External

Rear

Resin tarmac yard and parking to rear.

Front

Paved courtyard.



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