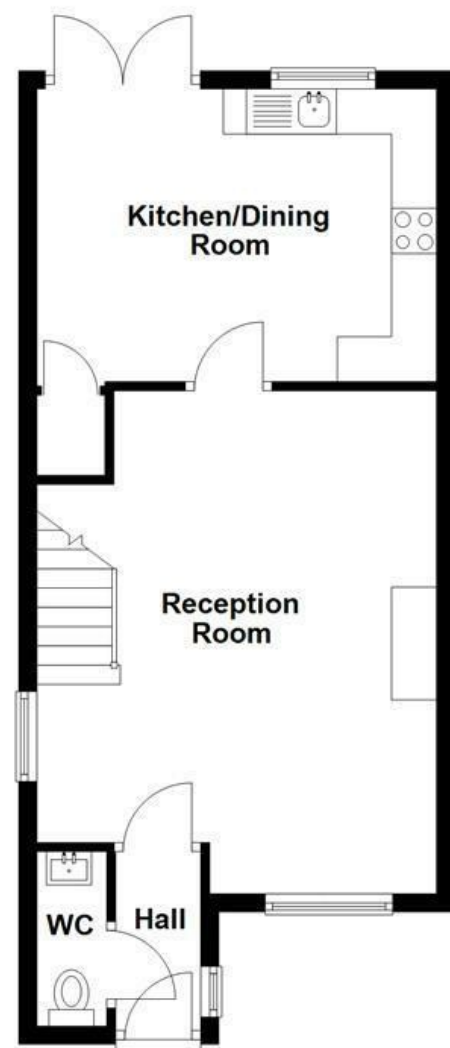
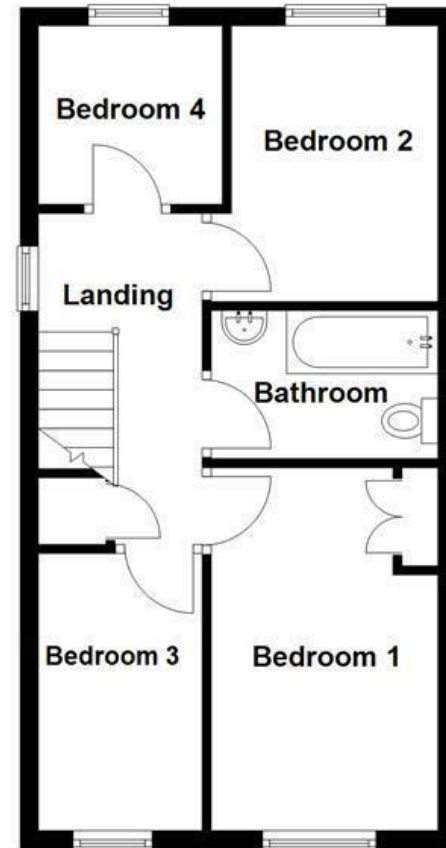


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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.

Simmons Way, Clayton Le Moors, BB5 5WW

£220,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, double driveway and generously sized garden to the rear, this enviable four bedroom semi detached property is being proudly welcomed to the market in the sought after location of Clayton Le Moors on a quiet cul de sac within the sought after Sefton Farm estate. With no chain delay, neutral decoration and modern fixtures and fittings, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Burnley, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and WC. The reception room guides you through to a contemporary fitted kitchen/dining room and houses a staircase to the first floor. The kitchen/dining room boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to four bedrooms and a family bathroom. Externally there is an enclosed laid to lawn garden to the rear with paving and composite decking. To the front there is a double driveway.

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

Simmons Way, Clayton Le Moors, BB5 5WW

£220,000

**4****1****1****C**

- Semi Detached Property
 - Modern Fitted Kitchen/Dining Room
 - Off Road Parking
 - EPC Rating: C
- Four Bedrooms
 - Three Piece Bathroom
 - Leasehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Hall

6'4 x 3'1 (1.93m x 0.94m)
Composite entrance door, UPVC double glazed window, central heating radiator, spotlights, wood effect laminate floor and doors to WC and reception room.

WC

6'4 x 2'7 (1.93m x 0.79m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, extractor fan, tiled elevation and laminate flooring.

Reception Room

18'4 x 14'7 (5.59m x 4.45m)
Two UPVC double glazed windows, central heating radiator, coving, smoke alarm, fireplace with tiled hearth, stairs to first floor and oak door to kitchen/dining room.

Kitchen/Dining Room

14'7 x 10'8 (4.45m x 3.25m)
UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect worktops, stainless steel sink with draining board and high spout spring mixer tap, integrated electric double oven, four ring induction hob, extractor hood, space for fridge freezer, plumbing for washing machine, under stairs storage, parquet laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

11'5 x 6' (3.48m x 1.83m)
UPVC double glazed window, coving, spotlights, loft access, smoke alarm, over stairs storage and oak doors to four bedrooms and bathroom.

Bedroom One

13'2 x 8'3 (4.01m x 2.51m)
UPVC double glazed window, central heating radiator, fitted wardrobes and TV point.

Bedroom Two

10'1 x 8'3 (3.07m x 2.51m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10'1 x 6' (3.07m x 1.83m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Four

7'2 x 6'9 (2.18m x 2.06m)
UPVC double glazed window and central heating radiator.

Bathroom

8'3 x 5'5 (2.51m x 1.65m)
Coving, spotlights, heated towel rail, dual flush WC, vanity top wash basin with traditional taps, panel bath with mixer taps and jets, electric feed shower over, extractor fan, tiled elevation and wood effect laminate flooring.

External

Front

Tarmac double drive.

Rear

Enclosed garden, laid to lawn, paving, composite decking and power socket.



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