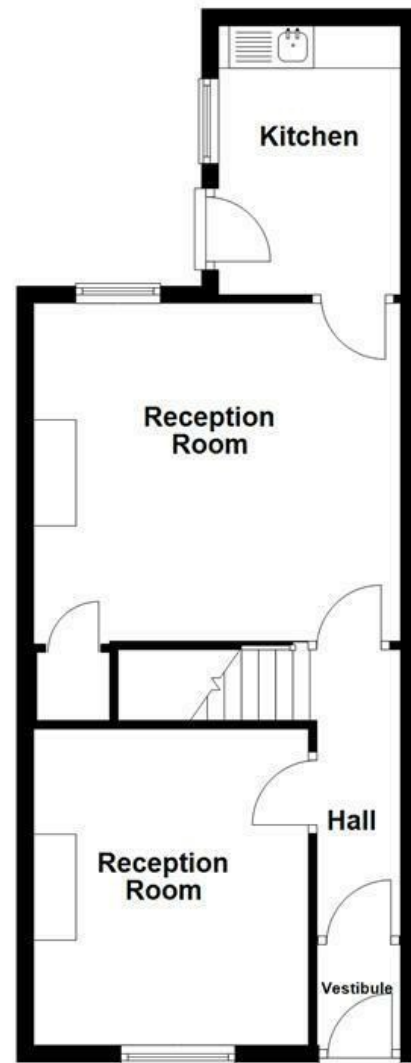
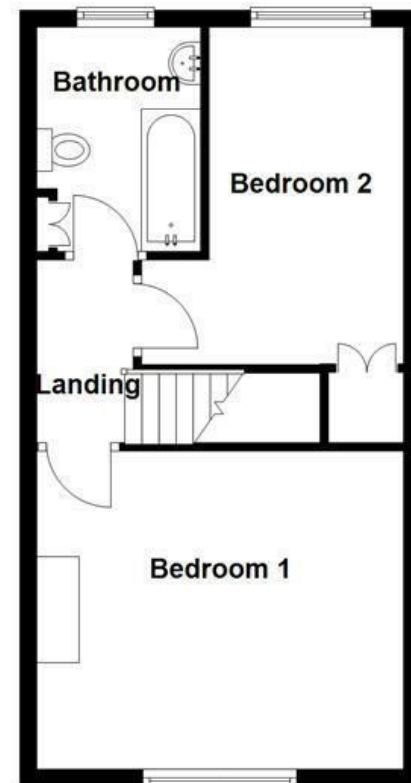


Ground Floor



First Floor



Milton Street, Clayton Le Moors, BB5 5QE

Offers Over £70,000

TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

This spacious two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts generously sized bedrooms, ensuring ample space for relaxation and personalisation.

In addition to the bedrooms, the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

For those in need of extra storage, the property includes two outbuildings, providing practical solutions for keeping your belongings organised. The back yard offers a private outdoor space, ideal for enjoying the fresh air or hosting summer barbecues. On-street parking is also available, adding to the convenience of this lovely home.

Situated close to local amenities, residents will find shops, schools, and parks within easy reach, making this location both practical and desirable. This property is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in this vibrant community.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	85
(81-91) B		
(69-80) C		
(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.

Milton Street, Clayton Le Moors, BB5 5QE

Offers Over £70,000

 2  1  2  D

- Mid Terraced Property
 - Three Piece Bathroom
 - Tenure: Leasehold
- Two Bedrooms
 - Enclosed Rear Yard And Two Outbuildings
 - Council Tax Band: A
- Two Reception Rooms
 - On Street Parking
 - EPC Rating: D

Ground Floor

Vestibule

3'11 x 3'3 (1.19m x 0.99m)

Hardwood entrance door, coving, tiled elevation, tiled floor and door to hall.

Hall

11'1 x 3'4 (3.38m x 1.02m)

Central heating radiator, coving, stairs to first floor and doors to two reception rooms.

Reception Room One

12'3 x 10'8 (3.73m x 3.25m)

Hardwood double glazed window, central heating radiator and coving.

Reception Room Two

14'7 x 13'1 (4.45m x 3.99m)

Hardwood double glazed window, central heating radiator, coving, gas fire, under stairs storage and door to kitchen.

Kitchen

10'5 x 7'1 (3.18m x 2.16m)

Hardwood double glazed window, central heating radiator, base unit, stainless steel sink with draining board and mixer tap, space for freestanding cooker, wood clad ceiling, part tiled elevation, lino flooring and hardwood double glazed frosted door to rear.

First Floor

Landing

7'10 x 3'8 (2.39m x 1.12m)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

14'6 x 14'1 (4.42m x 4.29m)

Hardwood double glazed window and central heating radiator.

Bedroom Two

13'7 x 11'2 (4.14m x 3.40m)

Hardwood window, central heating radiator and storage.

Bathroom

8'8 x 6'4 (2.64m x 1.93m)

Hardwood frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, storage and part tiled elevation.

External

Rear

Enclosed yard and two outbuildings.

Outbuilding One

7'11 x 7'6 (2.41m x 2.29m)

Hardwood single glazed window, electricity, lighting, outdoor tap and wood clad ceiling.



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