



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	51	
(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.

Whalley Road, Clayton Le Moors, BB5 5QX

Offers Over £120,000

A BRIGHT TWO BEDROOM PROPERTY, THE PERFECT FIRST TIME HOME WITH PARKING TO THE REAR

Situated in the heart of Clayton Le Moors sits this deceptively spacious two bedroom home coming to the market. The property has bright interiors, a good sized living room, a fitted kitchen, downstairs WC, two cellar rooms, two good sized bedrooms, a modern shower room and an enclosed yard. This property is perfect for a family or couple looking to find a home they can move straight into.

The property comprises briefly, to the ground floor; entrance through to the hallway. The hallway has stairs leading to the first floor and a door providing access to the living room which has a door providing access to the kitchen. The kitchen is fitted with wall and base units and has doors providing access to the rear yard, to the cellar and downstairs WC. To the first floor there is a landing with doors leading to two bedrooms and a three piece shower room suite. To the lower ground floor there are two good sized cellar rooms. Externally, to the rear of the property there is an enclosed yard, a gate to a shared access road and an outbuilding.

View early to avoid disappointment! Contact our Accrington team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

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Offers Over £120,000

 **2**  **1**  **1**  **E**

- Tenure Leasehold
 - On Road Parking To The Rear
 - Fitted Kitchen
 - Close Proximity To Amenities
- Council Tax Band A
 - Two Spacious Bedroom Terraced Property
 - Ideal Family Home
- EPC Rating E
 - Three Piece Shower Room
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Via a composite front door to hall.

Hall

4'11 x 3'2 (1.50m x 0.97m)

Stairs to first floor, wood effect floor and door to reception room.

Reception Room

14'4 x 13'3 (4.37m x 4.04m)

UPVC double glazed window, central heating radiator, television point, gas fire, wood effect door to kitchen.

Kitchen

18' x 13'7 (5.49m x 4.14m)

UPVC double glazed bay window, wood wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, oven, four ring gas hob and extractor hood, space for fridge, plumbed for washing machine, log burner, doors to cellar, WC, UPVC double glazed door to rear of property.

WC

4'2 x 3' (1.27m x 0.91m)

UPVC double glazed frosted window, dual flush WC with built in vanity wash basin and mixer tap, tiled floor and part tiled elevation.

Lower Ground Floor

Cellar Room One

13'11 x 12'7 (4.24m x 3.84m)

Spotlights and door to cellar room two.

Cellar Room Two

13'8 x 6'5 (4.17m x 1.96m)

Wood single glazed window, boiler and storage cupboard.

First Floor

Landing

7'10 x 2'1 (2.39m x 0.64m)

Access to attic, doors to two bedrooms and shower room.

Bedroom One

14'8 x 13'1 (4.47m x 3.99m)

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

Bedroom Two

10'11 x 7'6 (3.33m x 2.29m)

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

Shower Room

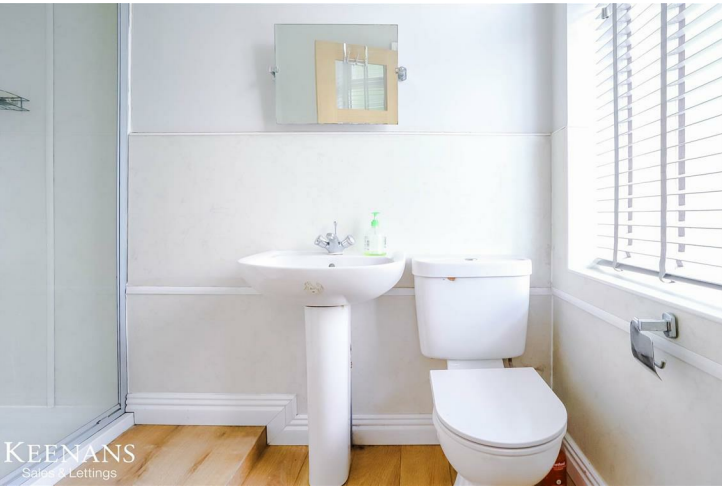
8' x 5'2 (2.44m x 1.57m)

UPVC double glazed frosted window, three piece suite, dual flush WC, pedestal wash basin with mixer tap, electric feed shower and part PVC elevation.

External

Rear

Enclosed yard area, CCTV and access to out building. On road parking to the rear space for four cars.



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