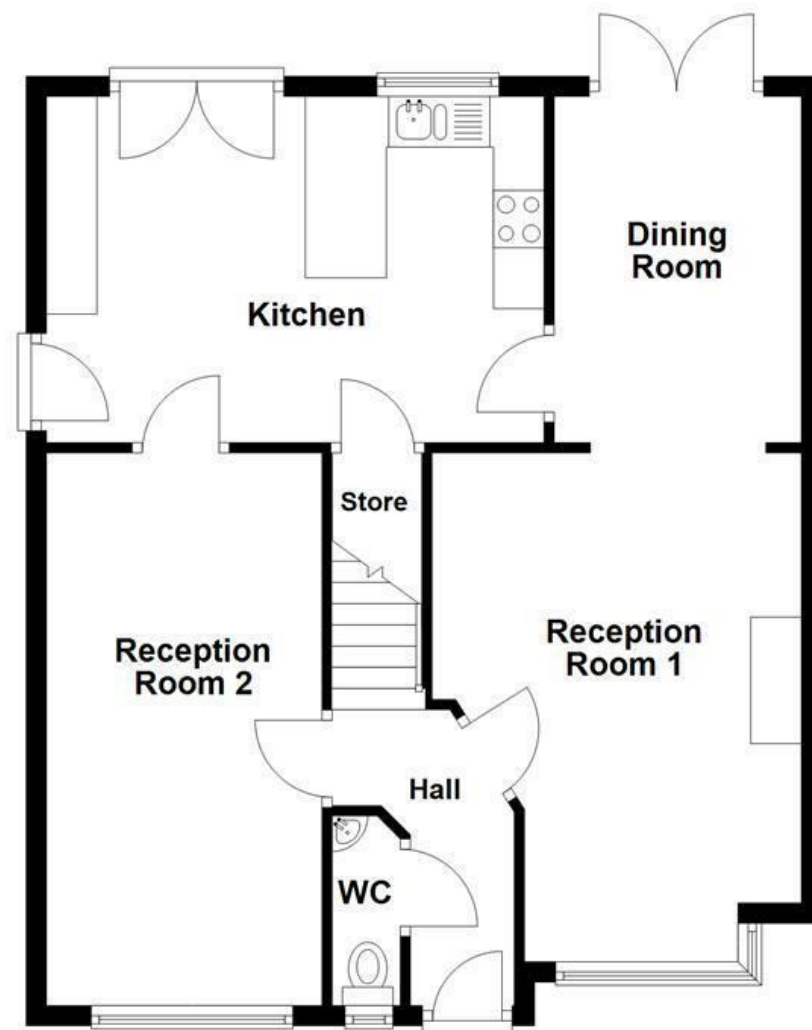
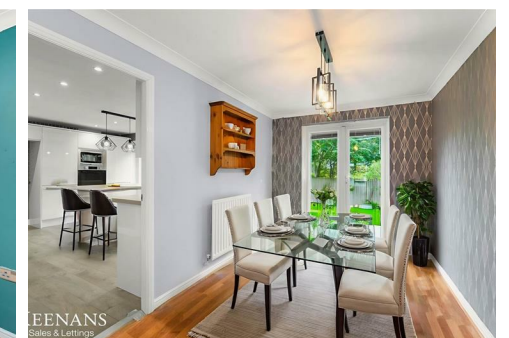


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(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.

Spring Meadows, Clayton Le Moors, BB5 5XA

£260,000

THE PERFECT FAMILY HOME!

Located in the desirable area of Spring Meadows, Clayton Le Moors, Accrington, this splendid three-bedroom detached family home offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a stunning kitchen that serves as the heart of the home, seamlessly connecting to an open-plan living and dining area, ideal for both entertaining guests and enjoying family time.

The property boasts two spacious living areas, providing ample room for relaxation and leisure. The generously sized bedrooms ensure that every family member has their own personal space, while the master bedroom features an en suite shower room for added convenience. A well-appointed family bathroom is located on the first floor, catering to the needs of the household.

Outside, the lovely rear garden presents a tranquil retreat, perfect for outdoor gatherings or simply unwinding in the fresh air. The property also benefits from a driveway, offering off-road parking, and an electric car charger, catering to modern eco-friendly living.

Situated in a sought-after location, this home is not only a beautiful residence but also a fantastic investment in a community that is highly regarded. With its combination of style, space, and practicality, this property is an excellent choice for families looking to settle in a welcoming neighbourhood. Do not miss the opportunity to make this charming house your new home.

Spring Meadows, Clayton Le Moors, BB5 5XA

£260,000

 3  2  3  C

- Exceptional Detached Property
- Stunning Fitted Kitchen
- Off Road Parking and EV Charging Point
- EPC Rating C
- Three Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

9'5 x 6'0 (2.87m x 1.83m)

UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, wood effect flooring, doors leading to WC, two reception rooms and stairs to first floor.

WC

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner pedestal wash basin with mixer tap, tiled splashback and wood effect flooring.

Reception Room One

14'7 x 12'3 (4.45m x 3.73m)

UPVC double glazed window, two central heating radiators, coving, television point, gas fire with marble surround, hearth and wooden mantel, wood effect flooring and open arch to dining room.

Dining Room

11'3 x 8'0 (3.43m x 2.44m)

Central heating radiator, coving, smoke detector, wood effect flooring, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

16'2 x 11'3 (4.93m x 3.43m)

UPVC double glazed window, range of high gloss wall and and base units with wood effect work surfaces and splashback, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated high rise oven and microwave, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, breakfast bar, pendant lighting, spotlights, wood effect flooring, doors to under stairs storage, reception room two, UPVC double glazed frosted door to side elevation and UPVC double glazed French doors to rear.

Reception Room Two

17'1 x 8'1 (5.21m x 2.46m)

UPVC double glazed window, central heating radiator, loft access, smoke detector, electric fire and spotlights.

First Floor

Landing

9'6 x 6'2 (2.90m x 1.88m)

Loft access, smoke detector, doors leading to three bedrooms, bathroom and storage.

Bedroom One

12'2 x 8'11 (3.71m x 2.72m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

6'7 x 4'6 (2.01m x 1.37m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed, dual flush WC, partially tiled elevations, extractor fan and lino flooring.

Bedroom Two

9'3 x 9'0 (2.82m x 2.74m)

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

Bedroom Three

8'8 x 6'10 (2.64m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 6'2 (2.34m x 1.88m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and rinse head, partially tiled elevations, extractor fan and lino flooring.

External

Rear

Enclosed garden with laid to lawn, paving and artificial lawn.

Front

Paving, stone chippings, tarmac driveway and EV charging point.



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