



Brooklyn Road, Clayton Le Dale, BB1 9PP

£239,950

BRIGHT THREE BEDROOM MID TERRACE PROPERTY IN THE HEART OF THE RIBBLE VALLEY

Situated in the desirable area of Clayton Le Dale, this charming mid-terrace house on Brooklyn Road offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The two generous reception rooms provide ample room for relaxation and entertaining, making it a welcoming home for gatherings with friends and family.

The large kitchen is a standout feature, providing plenty of space for culinary creativity and family meals. Additionally, the property boasts a convenient shower room on the ground floor, alongside a well-appointed bathroom upstairs, ensuring that all your needs are met.

Outside, the front and rear yards are designed for low maintenance, allowing you to enjoy your outdoor space without the hassle of extensive upkeep. This is particularly appealing for those who prefer to spend their time enjoying the beautiful surroundings of the Ribble Valley.

Situated in a sought-after location, this home offers easy access to local amenities and the stunning natural beauty of the area. Whether you are looking for a family home or a peaceful retreat, this property on Brooklyn Road is a wonderful opportunity not to be missed.

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		
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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- Tenure Freehold
 - On Street Parking
 - Abundance Of Indoor And Outdoor Space
 - Close Proximity To Local Amenities
- Council Tax Bandf C
 - Viewing Essential
 - Not Overlooked From The Rear
- EPC Rating TBC
 - No Chain Delay
 - Easy Access To Major Network Links

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

3'11 x 3'4 (1.19m x 1.02m)
Coving, tiled floor and door to hall.

Hall

11'10 x 3'5 (3.61m x 1.04m)
Central heating radiator, coving, stairs to first floor and doors to two reception rooms.

Reception Room One

12'10 x 12'5 (3.91m x 3.78m)
UPVC double glazed bay window, central heating radiator, coving, open fire with decorative surround, television point and alcove storage.

Reception Room Two

15'3 x 12'4 (4.65m x 3.76m)
UPVC double glazed French doors to rear, central heating radiator, coving, dado rail, open fire with decorative surround, television point and door to kitchen/dining area.

Kitchen/Dining Area

16'5 x 8'11 (5.00m x 2.72m)
Two UPVC double glazed windows, upright central heating radiator, range of wall and base units, granite work top, inset one and a half sink with draining ridges and mixer tap, double oven in a high rise unit, integrated microwave, five ring gas hob, extractor hood, plumbed for washing machine, integrated fridge freezer, under stairs storage, tiled floor, UPVC double glazed door to rear and door to shower room.

Shower Room

9'2 x 6'4 (2.79m x 1.93m)
UPVC double glazed window, central heating towel rail, enclosed direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled floor, tiled elevation, PVC to ceiling, spotlights and extractor fan.

First Floor

Landing

20'9 x 5'5 (6.32m x 1.65m)
Smoke alarm, loft access, coving, doors to three bedrooms and bathroom.

Bedroom One

14'1 x 13'8 (4.29m x 4.17m)
UPVC double glazed window, central heating radiator, coving and storage.

Bedroom Two

11'8 x 10'2 (3.56m x 3.10m)
UPVC double glazed window, central heating radiator, coving and storage.

Bedroom Three

9'6 x 8'11 (2.90m x 2.72m)
UPVC double glazed window, central heating radiator, coving and storage.

Bathroom

6'4 x 5'11 (1.93m x 1.80m)
UPVC double glazed window, central heating radiator, low flush WC, pedestal wash basin, tiled panel bath, overhead direct feed shower, tiled elevation and wood effect flooring.

External

Front

Enclosed paved courtyard with hedges.

Side

Paving and archway to rear.

Rear

Enclosed paved garden with mature shrubbery.

