



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	84
(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.

St. Marys Court, Accrington, BB5 5LA

£175,000

AN ENVIABLE THREE BEDROOM SEMI DETACHED HOME

Welcome to this delightful three-bedroom semi-detached house located in the sought-after area of St. Marys Court, Clayton Le Moors, Accrington. This charming family home offers a perfect blend of comfort and modern living, making it an ideal choice for families and professionals alike.

As you enter the property, you are greeted by a bright and inviting lounge, perfect for relaxing or entertaining guests. The spacious bedrooms on the first floor provide ample room for family members or guests, ensuring everyone has their own space. The family bathroom is conveniently located upstairs, designed to cater to the needs of a busy household.

The heart of the home is undoubtedly the modern fitted kitchen, which boasts contemporary appliances and plenty of storage. This area flows seamlessly into a bright conservatory that overlooks the lovely garden, creating a serene space for enjoying morning coffee or hosting family gatherings. The garden itself is a delightful outdoor retreat, ideal for children to play or for adults to unwind.

Additionally, the property features a downstairs WC, adding to the convenience of family living. Its location is particularly advantageous, with excellent transport and motorway links nearby, making commuting a breeze. Furthermore, a great school is just a short distance away, making this home perfect for families with children.

In summary, this semi-detached house in Clayton Le Moors is a wonderful opportunity for those seeking a spacious and modern family home in a friendly community. Don't miss your chance to make this charming property your own.

St. Marys Court, Accrington, BB5 5LA

£175,000



- Three Bedroom Semi Detached Family Home
- Bright And Spacious Lounge
- Modern Fitted Kitchen
- Conservatory Overlooking The Rear Garden
- Ground Floor WC And Family Bathroom
- Popular Clayton Le Moors Location
- Off Road Parking
- EPC Rating - C
- Council Tax Band - C
- Tenure - Freehold

Ground Floor

Hall

7 x 6'2 (2.13m x 1.88m)

WC

5'11 x 2'5 (1.80m x 0.74m)

Kitchen

8'8 x 7'10 (2.64m x 2.39m)

Reception Room

19'1 x 14'11 (5.82m x 4.55m)

Conservatory

11'11 x 9'4 (3.63m x 2.84m)

First Floor

Bedroom One

12'6 x 8'5 (3.81m x 2.57m)

Bedroom Two

12 x 8'3 (3.66m x 2.51m)

Bedroom Three

8'11 x 6'4 (2.72m x 1.93m)

Bathroom

6'4 x 5'10 (1.93m x 1.78m)

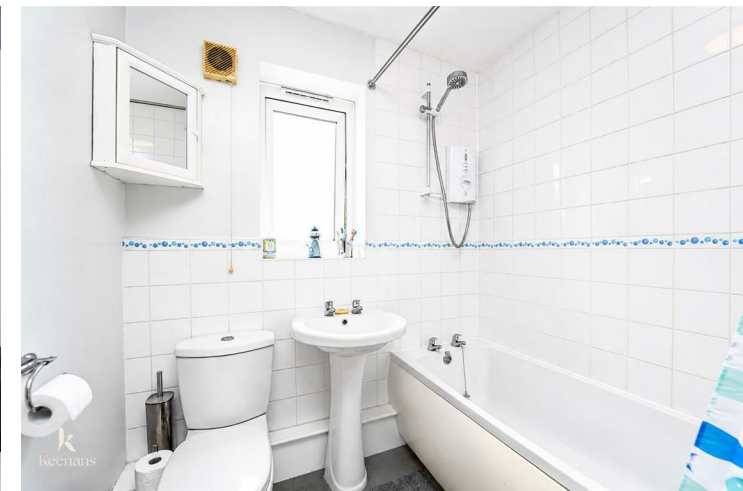
External

Rear

Enclosed laid to lawn garden, bedding areas, stone flagged area, timber shed.

Front

Driveway, laid to lawn garden with block paving area.



Tel: 01254389384

www.keenans-estateagents.co.uk