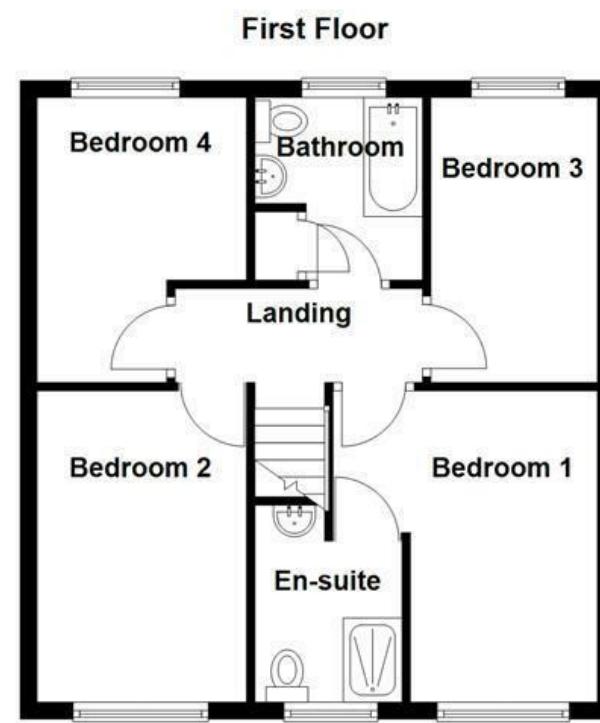
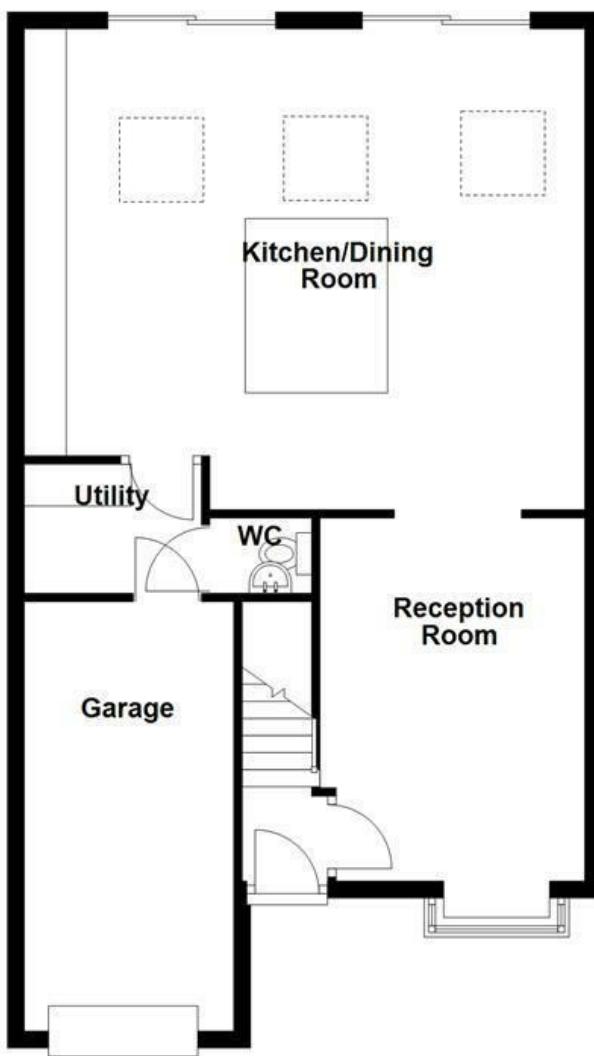


**Ground Floor**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Moorside Drive, Clayton Le Moors, BB5 5XD Offers Over £395,000

BEAUTIFUL FOUR-BEDROOM DETACHED HOME IN ACCRINGTON

Situated on Moorside Drive in the area of Clayton Le Moors, Accrington, this delightful house offers a perfect blend of comfort and practicality. As you step inside, you are welcomed by a generous living room that provides an inviting space for relaxation and entertainment.

The heart of the home is undoubtedly the stunning, well-equipped kitchen, which seamlessly doubles as a dining area. This bright and airy space overlooks the rear enclosed garden, complete with a lovely decking area, ideal for enjoying al fresco dining or simply soaking up the sun. The kitchen is thoughtfully adjoined by a useful utility room, which leads to a convenient downstairs WC, enhancing the overall functionality of the property.

Venturing upstairs, you will discover four well-proportioned bedrooms, each offering ample space for rest and personalisation. The main bedroom is particularly impressive, featuring its own ensuite shower room, providing a private sanctuary for relaxation.

Additionally, the property boasts off-road parking at the front, ensuring ease of access and convenience for you and your guests. This home is perfect for families or anyone seeking a comfortable living space in a friendly neighbourhood. With its blend of modern amenities and practical design, this property is a wonderful opportunity not to be missed.

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# Moorside Drive, Clayton Le Moors, BB5 5XD

Offers Over £395,000



- Tenure Freehold
- Off Road Parking
- Envious Open Plan Living
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Composite frosted door to vestibule.

### Vestibule

3'10 x 3'4 (1.17m x 1.02m)

Central heating radiator, wood effect lino flooring, smoke alarm, stairs to first floor and door to reception room.

### Reception Room

14'2 x 10'9 (4.32m x 3.28m)

UPVC double glazed window, central heating radiator, laminate wood effect flooring, coving and open access to kitchen/dining area.

### Open Plan Kitchen/Dining Area

22'11 x 18'10 (6.99m x 5.74m)

Three Velux windows, three vertical central heating radiators, wall and base units with composite work tops, composite one and a half sink and drainer with mixer tap, double integrated oven, four ring electric hob in island, extractor fan, integrated fridge freezer, dishwasher and wine cooler, LED under unit lighting, spotlights, wood effect flooring, sliding doors to rear and door to utility.

### Utility

6'11 x 5'1 (2.11m x 1.55m)

Central heating radiator, wall and base units, wood work top, tiled splash back, plumbed for washing machine, space for dryer, tiled effect flooring, doors to rear, garage and WC.

### WC

4'9 x 2'11 (1.45m x 0.89m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and tiled effect flooring.

### Garage

16'9 x 8'7 (5.11m x 2.62m)

Access to boiler, electric garage door and wood effect flooring.

## First Floor

### Landing

10' x 2'7 (3.05m x 0.79m)

Loft access, wood effect laminate flooring, doors to four bedrooms and bathroom.

### Bedroom One

12'3 x 10'11 (3.73m x 3.33m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and en suite.

### En Suite

6'4 x 5'11 (1.93m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, enclosed direct feed shower, extractor fan and wood effect flooring.

- Council Tax Band D
- Ideal Family Home
- Ample Garden Space
- EPC Rating TBC
- Viewing Essential
- Easy Access To Major Commuter Routes

