



Oakleigh Road, Clayton,

£385,000

* JANUARY SALE * JANUARY SALE * JANUARY SALE * * DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS *
FAMILY SIZED ACCOMODATION *

* CUL-DE-SAC LOCATION * * TWO BATHROOMS * * GARDENS, PARKING & DOUBLE GARAGE *
Occupying this desirable small cul-de-sac location which is sure to attract interest from young/growing families.

Spacious family sized detached property offering four bedroom accommodation.

The property is within easy reach of Clayton's amenities, shops and local schools.

Benefits from two reception rooms, two bathrooms, double garage and ample driveway parking.

The accommodation briefly comprises of a hallway, cloaks/wc, dining kitchen, utility room, lounge and a conservatory. There are four first floor bedrooms (master en suite) and a house bathroom.

To the outside there is an enclosed garden to the rear, together with ample driveway parking leading to a double garage.



Hall

W/C

Modern two piece suite comprising low flush wc, vanity sink unit, radiator and extractor fan.



Lounge

20'9" x 10'6" (6.32m" x 3.20m")

Coal effect gas fire with feature fireplace surround and radiator.



Conservatory

11'0" x 9'2" (3.35m" x 2.79m")

French doors leading to rear.

Office

9'5" x 11'7" (2.87m" x 3.53m")

Radiator.



Dining Kitchen

12'8" x 9'6" (3.86m" x 2.90m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, range cooker, integrated fridge freezer, integrated dishwasher and radiator.

Utility

6'0" x 6'2" (1.83m" x 1.88m")

Fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer and radiator.

First Floor Landing

Bedroom One

10'8" x 12'3" (3.25m" x 3.73m")

Radiator.



En Suite

Modern three piece suite comprising shower cubicle, pedestal wash basin, low flush wc and radiator.

Bedroom Two

12'2" x 9'0" (3.71m" x 2.74m")

Radiator.



Bedroom Three

9'8" x 8'4" (2.95m" x 2.54m")

Radiator.

Bedroom Four

9'7" x 8'3" (2.92m" x 2.51m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, vanity sink unit and radiator

Exterior

Garden to front and rear with ample driveway parking to side, leading to a detached garage.

Tenure

FREEHOLD.

Council Tax Band

E

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(11-20)	G	(11-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	