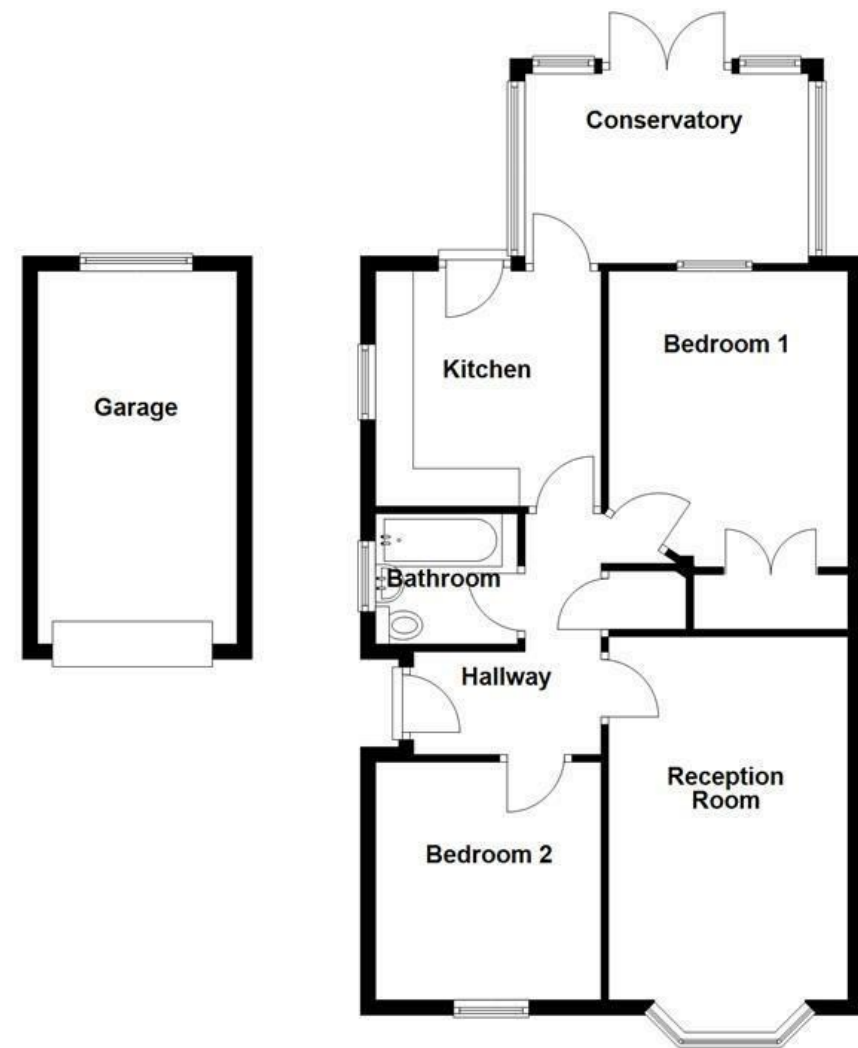


Ground Floor



## Fernlea Drive, Clayton Le Moors, BB5 5TL

£210,000

CHARMING TWO BEDROOM SEMI DETACHED TRUE BUNGALOW

Located on Fernlea Drive, Clayton Le Moors, Accrington, this delightful two-bedroom semi-detached true bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious lounge that invites relaxation, complemented by a well-appointed kitchen diner, ideal for family meals and entertaining guests.

Natural light floods the bright conservatory, creating a warm and inviting space to enjoy the garden views throughout the seasons. The two generously sized bedrooms provide ample room for rest and personal space, while the family bathroom is conveniently located to serve both bedrooms.

Storage is plentiful throughout the home, ensuring that all your belongings can be neatly tucked away. Outside, the large garden presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The property also features a detached garage and a driveway that accommodates multiple cars, making it practical for families or those with visitors.

Situated in a great location, this bungalow is close to local schools and transport links, making it an excellent choice for families and commuters alike. This property is not just a house; it is a home that offers a peaceful lifestyle in a friendly community. Do not miss the chance to make this lovely bungalow your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	74
(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.

# Fernlea Drive, Clayton Le Moors, BB5 5TL

£210,000



- Semi Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating D
- Two Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band C

## Ground Floor

### Entrance Hallway

11'4 x 9'4 (3.45m x 2.84m)

Composite front entrance door, central heating radiator, coving, smoke alarm, loft access, wood effect flooring and doors to dining kitchen, reception room, two bedrooms, bathroom and storage.

### Reception Room

15'10 x 10'5 (4.83m x 3.18m)

UPVC double glazed bay window, central heating radiator, electric fire and coving.

### Bedroom One

13'8 x 10'7 (4.17m x 3.23m)

UPVC double glazed window, central heating radiator, fitted storage and coving.

### Bedroom Two

10'4 x 9'10 (3.15m x 3.00m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

6'2 x 5'8 (1.88m x 1.73m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with electric feed shower overhead, tiled elevations, PVC panelled ceiling with spotlights and wood effect flooring.

### Kitchen

10'3 x 10'3 (3.12m x 3.12m)

UPVC double glazed window, central heating radiator, coving, spotlights, range of panelled wall and base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, wood effect flooring, UPVC double glazed door to the rear and UPVC double glazed door to the conservatory.

### Conservatory

13'5 x 8'3 (4.09m x 2.51m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, wood effect flooring and UPVC double glazed French doors to the rear.

### External

## Front

Planted beds and block paved driveway providing off road parking leading to the garage.

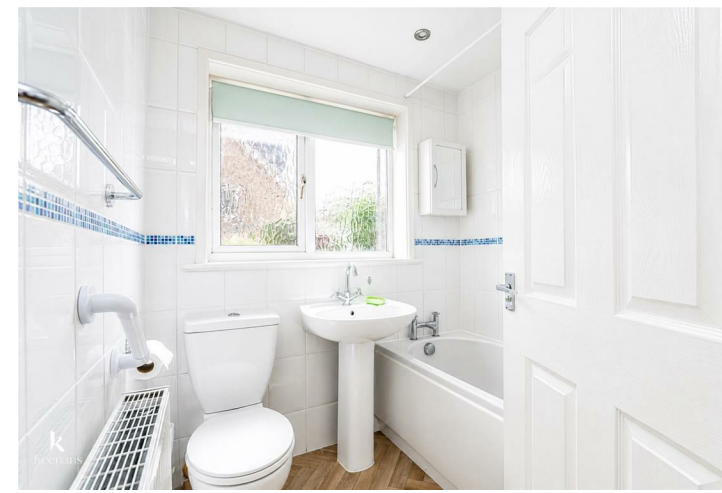
## Garage

15'11 x 8'8 (4.85m x 2.64m)

UPVC double glazed frosted window, electricity, storage.

## Rear

Enclosed laid to lawn garden with stone paving and planted beds.



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