



## Clayton Grove, Clayton Le Dale, BB1 9HJ

### Offers Over £180,000

TWO BEDROOM TERRACE IN SALESBURY CURRENTLY UNDER GOING RENOVATIONS

Situated in the charming area of Clayton Grove, Clayton Le Dale, Blackburn, this delightful house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a generous reception room that provides an inviting space for relaxation and entertainment. This area seamlessly flows into a well-equipped kitchen and dining area, ideal for family meals and gatherings.

As you ascend to the upper floor, you will discover the master bedroom, which boasts ample space and natural light, creating a serene retreat. Additionally, there is another well-proportioned bedroom, perfect for guests or family members. The property also features a well-appointed bathroom, designed with modern fixtures to cater to your daily needs.

Outside, the low-maintenance rear yard presents a practical solution for those who prefer to spend less time on upkeep and more time enjoying their home. The location is particularly advantageous, as it is in close proximity to local schools and shops, making daily errands and family activities easily accessible.

This property is an excellent opportunity for anyone seeking a comfortable home in a friendly community. With its thoughtful layout and convenient location, it is sure to appeal to a variety of

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(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 Leasehold
- On Street Parking
- Abundance Of Indoor Space
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Ideal Investment Opportunity or Ideal for First time buyers
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Viewing Essential
- Enclosed Rear Yard

## Ground Floor

Enclosed courtyard.

### Entrance

UPVC door to reception room.

### Reception Room

20'8 x 11'10 (6.30m x 3.61m)

UPVC double glazed window, two central heating radiators, fireplace surround with mantel and hearth, two feature wall lights, beams, television point, open arch to stairs to first floor and open arch to kitchen/dining area.

### Kitchen/Dining Area

13'10 x 10'9 (4.22m x 3.28m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven in a high rise unit, four ring electric hob with extractor hood, integrated fridge freezer, plumbed for washing machine, dishwasher, feature wall light, spotlights, understairs storage and door to rear.

## First Floor

### Landing

13'10 x 5'3 (4.22m x 1.60m)

UPVC double glazed window, loft access, central heating radiator, doors to two bedrooms and bathroom.

### Bedroom One

15'5 x 9'9 (4.70m x 2.97m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

7'10 x 6'1 (2.39m x 1.85m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'2 x 6'9 (2.18m x 2.06m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, part tiled elevation, spotlights, extractor fan and tiled effect flooring.

## External

### Rear

Enclosed paved yard.

### Front

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