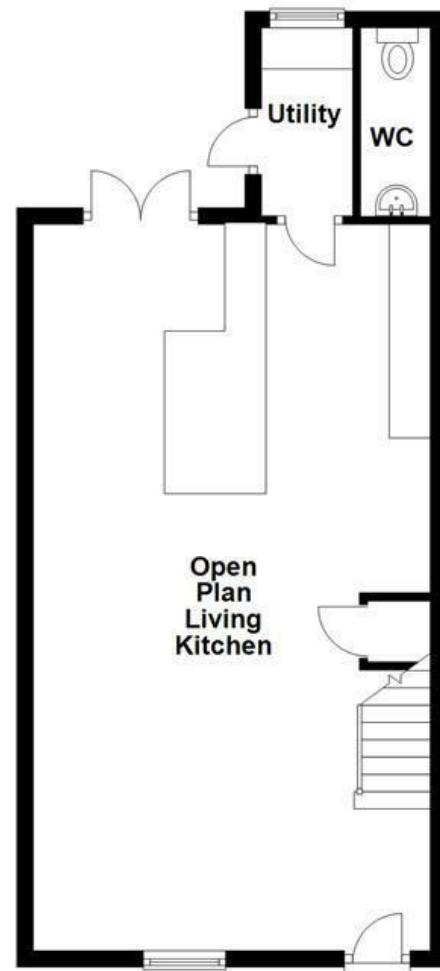
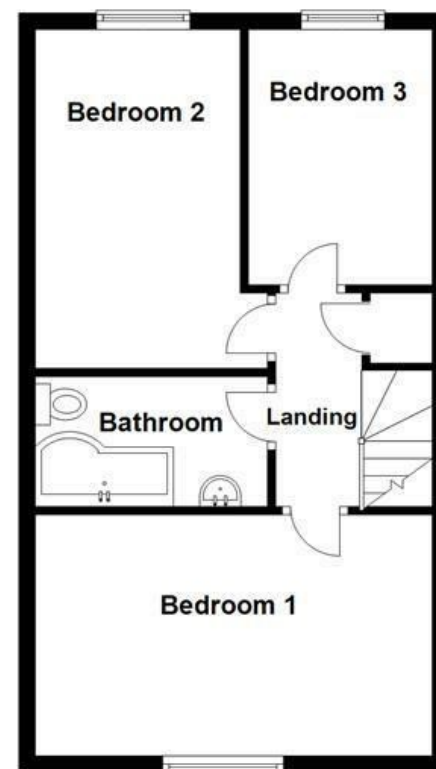


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whalley Road, Clayton Le Moors, BB5 5QZ

£995

A STUNNING THREE BEDROOM HOME WITH AN IMPRESSIVE OPEN PLAN LIVING/KITCHEN/DINING ROOM

Nestled in the heart of a popular area of Clayton Le Moors, this beautifully presented, three-bedroom end-terraced home is being welcomed to the rental market. Perfectly suited for a small family, the property offers easy access to all local amenities, major commuter routes and schools and comes complete with off-road parking. The property is finished throughout with modern fixtures and fittings complemented by contemporary decor and has been beautifully maintained.

The property comprises briefly, to the ground floor: entrance to a stunning open plan living/kitchen/dining room with a modern fitted kitchen and stairs leading to the first floor plus doors to understairs storage, a utility room, and French doors to the rear yard. The utility room provides access to the rear yard and a downstairs WC. To the first floor is a landing with doors leading to three bedrooms and a three-piece bathroom suite. Externally the property boasts an enclosed rear yard with allocated off-road parking behind. The front of the property boasts a small yard with paving and gravel chippings.

For further information, or to arrange a viewing, please contact our lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Whalley Road, Clayton Le Moors, BB5 5QZ

£995

 3  2  1  B

- End Terrace Property
 - Three Piece Bathroom
 - Excellent Transport Links
 - Council Tax Band B
- Three Bedrooms
 - Enclosed Rear Yard
 - Close Proximity To Local Amenities
- Contemporary Open Plan Living Kitchen
 - Allocated Off Road Parking To Rear
 - EPC Rating C

Ground Floor

Open Plan Living Kitchen

29' x 15'10 (8.84m x 4.83m)
Composite double glazed entrance door, UPVC double glazed window, two central heating radiators, spotlights, two smoke alarms, television point, laminate flooring, range of wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, composite one and a half bowl sink with drainer and mixer tap, space for fridge freezer, stairs to the first floor, understairs storage, door to the utility and UPVC double glazed French doors to the rear.

Utility Room

7'6 x 3'8 (2.29m x 1.12m)
UPVC double glazed window, plumbing for washing machine, combination boiler, extractor fan, carbon monoxide alarm, spotlights, wood effect flooring and door to WC.

WC

7'6 x 2'9 (2.29m x 0.84m)
Central heating towel rail, dual flush WC, vanity top wash basin, extractor fan and wood effect flooring.

First Floor

Landing

Smoke alarm and doors to three bedrooms, bathroom and storage.

Bedroom One

15'9 x 9'6 (4.80m x 2.90m)
UPVC double glazed window, central heating radiator and television point.

Bedroom Two

13'6 x 7'10 (4.11m x 2.39m)
UPVC double glazed window, central heating radiator and television point.

Bedroom Three

10'2 x 7'4 (3.10m x 2.24m)
UPVC double glazed window and central heating radiator.

Bathroom

9'3 x 5'2 (2.82m x 1.57m)
Central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, part tiled elevations, spotlights, extractor fan and wood effect flooring.

External

Rear

Enclosed yard.



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