

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Devonshire Drive, Clayton Le Moors, BB5 5RJ

£750

A SPACIOUS THREE BEDROOM MID TERRACED PROPERTY

This three bedroom mid terraced property is being proudly welcomed to the rental market in the sought after location of Clayton Le Moors. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe and major motorway links. The property benefits from spacious rooms and modern bathroom, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen, downstairs WC and staircase to the first floor. The first floor comprises of three generously sized bedrooms and a three piece bathroom suite. Externally there is a generously sized laid to lawn garden to the rear with an outbuilding. To the front there is a laid to garden also.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Devonshire Drive, Clayton Le Moors, BB5 5RJ

£750

 3  1  1  D

- Three Generously Sized Bedrooms
 - On Street Parking
 - Envious Garden Spaces And Not Overlooked From The Rear
- Council Tax Band A
 - Ideal Family Home
 - Easy Access To Major Network Links
- EPC Rating D
 - Viewing Essential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

20'10 x 6'1 (6.35m x 1.85m)

Smoke alarm, under stairs storage, doors to reception room, kitchen, WC and stairs to first floor.

WC

5'5 x 2'11 (1.65m x 0.89m)

UPVC double glazed frosted window, low flush WC, wall mounted wash basin and tiled effect flooring.

Reception Room

23'4 x 12'2 (7.11m x 3.71m)

Two UPVC double glazed windows, two central heating radiators, dado rail, television point and door to kitchen.

Kitchen

9'7 x 8'7 (2.92m x 2.62m)

UPVC double glazed window, range of grey wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer, space for freestanding oven, space for washing machine, Main combi boiler, storage cupboard, wood effect lino and UPVC double glazed frosted door to rear.

First Floor

Landing

8'1 x 6' (2.46m x 1.83m)

Loft access, smoke alarm, storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

13'3 x 12'5 (4.04m x 3.78m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'5 x 9'8 (3.78m x 2.95m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

8'11 x 8'2 (2.72m x 2.49m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

6'8 x 5'6 (2.03m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath, overhead electric feed shower, tiled elevation, extractor fan and tiled effect lino.

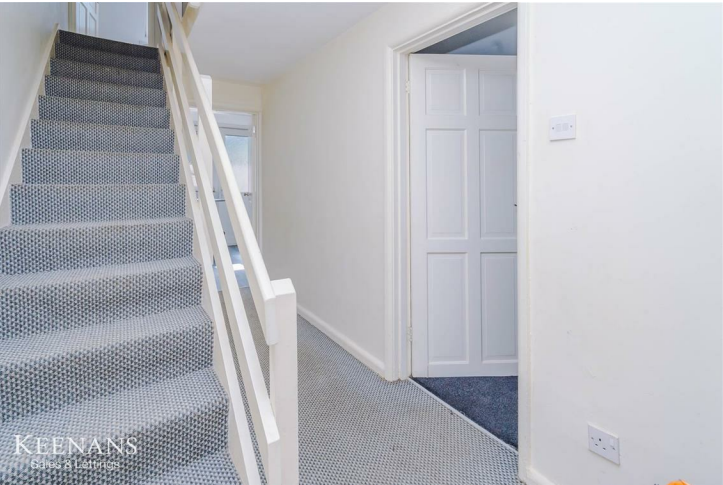
External

Rear

Enclosed garden, paving, stone steps leading to lawned area with mature shrubbery and woodland views, outbuilding.

Front

Lawned garden with stone steps leading to front entrance door.



Tel: 01282507250

www.keenans-estateagents.co.uk