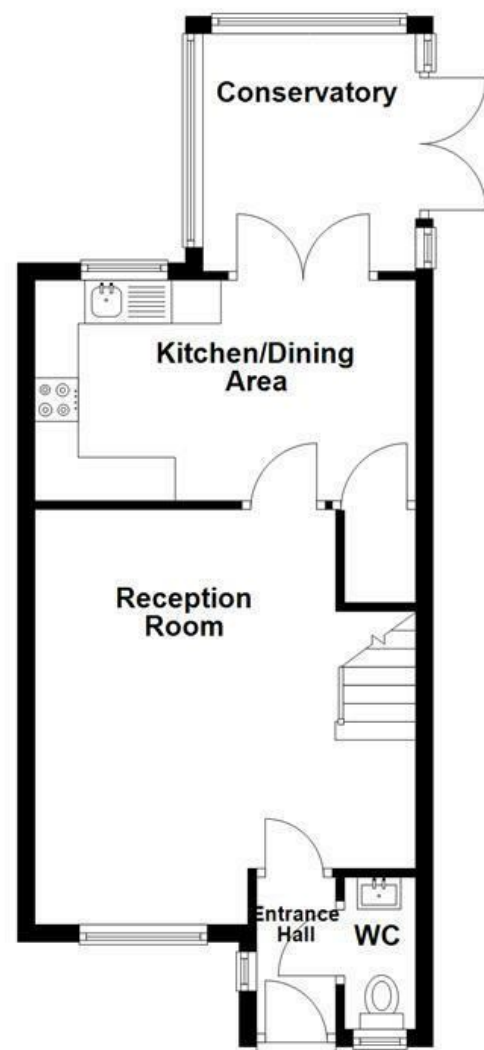
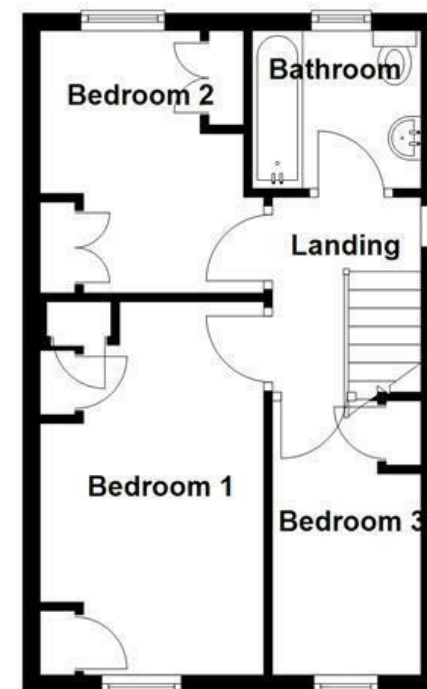


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
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.

Henfield Close, Clayton Le Moors, BB5 5WP

£179,950

AN OUTSTANDING FAMILY HOME

Offering spacious rooms, neutral decoration and ample off road parking, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Clayton Le Moors on a popular estate. With added conservatory, open plan kitchen diner and nestled within a quiet cul de sac, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe, Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and WC. The reception room leads on to a kitchen diner and houses a staircase to the first floor. The kitchen diner then guides you through to a conservatory. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with paving, stone chip and decking areas. To the front there is a laid to lawn garden with driveway for multiple vehicles.

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

Henfield Close, Clayton Le Moors, BB5 5WP

£179,950

 3  1  2  C

- Tenure Leasehold
 - Ample Off Road Parking
 - Ample Garden Space
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Viewing Essential
 - Sought After Location
- EPC Rating C
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to entrance hall.

Entrance Hall

5'9 x 3' (1.75m x 0.91m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, dfoors to WC and reception room.

WC

5'9 x 2'8 (1.75m x 0.81m)

UPVC double glazed frosted window, central heating radiator, two piece suite, low flush WC and vanity top wash basin with mixer tap.

Reception Room

15'8 x 14'5 (4.78m x 4.39m)

UPVC double glazed window, two central heating radiators, coving, electric fire with tiled hearth and surround, television point, wood effect laminate flooring, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'5 x 8'4 (4.39m x 2.54m)

UPVC double glazed window, central heating radiator, range of wood effect panel wall and base units, granite effect surface, tiled splash back, composite sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and dishwasher, plumbed for washing machine, under stairs storage, wood effect laminate flooring and UPVC double glazed French doors to conservatory.

Conservatory

9' x 8'1 (2.74m x 2.46m)

UPVC double glazed window, electric heater, PVC to ceiling, ceiling fan, tiled floor and UPVC double glazed French doors to rear.

First Floor

Landing

7'5 x 5'9 (2.26m x 1.75m)

UPVC double glazed window, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

14'1 x 8'5 (4.29m x 2.57m)

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

Bedroom Two

10' x 8'5 (3.05m x 2.57m)

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

Bedroom Three

10'4 x 5'9 (3.15m x 1.75m)

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

Bathroom

6'1 x 5'11 (1.85m x 1.80m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath with direct feed shower and mixer tap, low flish WC, pedestal wash basin, tiled elevation, extractor fan and tiled floor.

External

Rear

Stone chip garden with paving.

Front

Laid to lawn garden with off road parking.



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