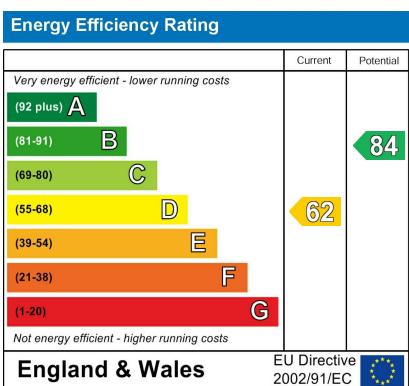




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Lower Barnes Street, Clayton-Le-Moors, BB5 5TA Offers Over £150,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated beautifully throughout with spacious rooms, neutral decoration and an abundance of indoor space, this outstanding three bedroom detached property is being proudly welcomed to the market in the most desirable location of Clayton Le Moors. Having undergone a full transformation with modern fixtures and fittings, open plan kitchen diner and added garage, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen diner, WC and staircase to the first floor. The kitchen boasts modern wall and base units and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving and mature shrubs. To the front there is a laid to lawn garden with paving, mature shrubs, off road parking and access to the garage.

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

Lower Barnes Street, Clayton-Le-Moors, BB5 5TA

Offers Over £150,000



- Tenure Freehold
- Off Road Parking With Access To Garage
- Contemporary Fitted Kitchen/Dining Area
- Easy Access To Major Network Links

- Council Tax Band B
- Spacious Detached Property
- Ideal Family Home With Viewing Essential

- EPC Rating D
- Three Bedrooms
- Enclosed Laid To Lawn Garden with mature Shrubs

Ground Floor

External

Front

Off road parking, garage and laid to lawn garden.

Rear

Laid to lawn garden.

Hall

15'9 x 6' (4.80m x 1.83m)

Central heating radiator, spotlights, smoke alarm, store cupboard, wood effect laminate flooring, doors to reception room, kitchen, WC and stairs to first floor.

WC

6'3 x 2'6 (1.91m x 0.76m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC and stairs to first floor.

Reception Room

17'8 x 10'5 (5.38m x 3.18m)

Two UPVC double glazed windows, central heating radiator, two feature wall lights, stone fire place, television point, under stairs storage and wood effect laminate flooring.

Kitchen/Dining Area

15'9 x 11'2 (4.80m x 3.40m)

Two UPVC double glazed windows, central heating radiator, range of white wall and base units, wood effect surface, composite sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, television point, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

11' x 5'10 (3.35m x 1.78m)

UPVC double glazed window, spotlights, smoke alarm, over stairs storage, doors to three bedrooms and bathroom.

Bedroom One

13'9 x 11'7 (4.19m x 3.53m)

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

Bedroom Two

12'4 x 11'7 (3.76m x 3.53m)

Two UPVC double glazed windows, central heating radiator, spotlights and smoke alarm.

Bedroom Three

9'7 x 6'7 (2.92m x 2.01m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm and wood effect laminate flooring.

Bathroom

6'5 x 5'4 (1.96m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, panelled bath with direct feed rainfall shower enclosure with rinse head and mixer tap, dual flush WC, pedestal wash basin with mixer tap, tiled elevation inset shelving, spotlights, PVC ceiling, extractor fan and tiled floor.

