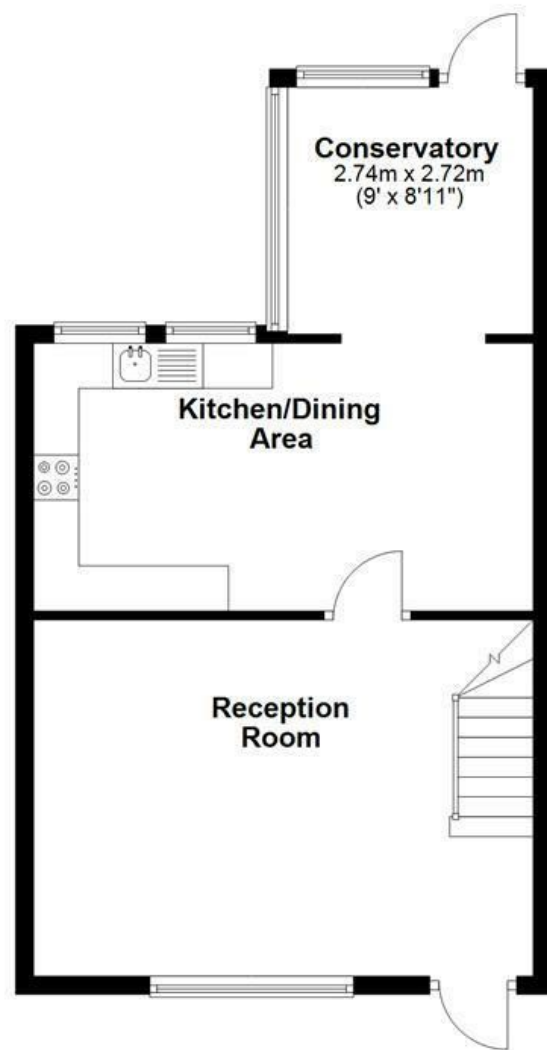
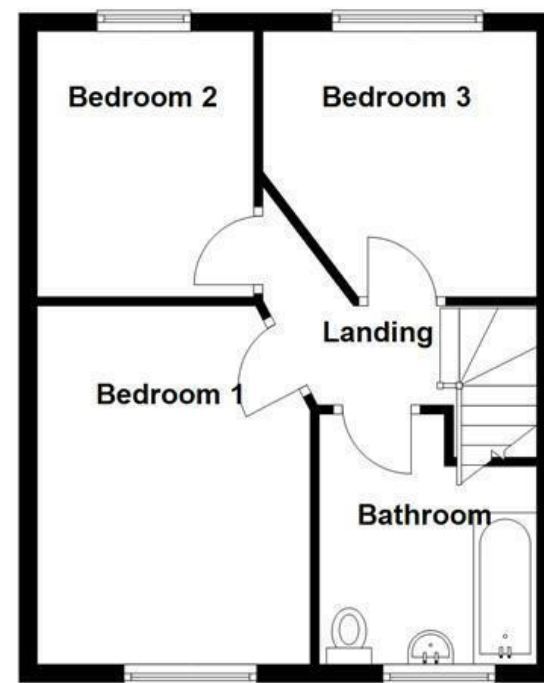


Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 77        |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## John Street, Clayton Le Moors, BB5 5PT

### £135,000

#### ENVIABLE THREE BEDROOM HOME NOT TO BE MISSED

Situated on John Street in the charming area of Clayton Le Moors, Accrington, this delightful three-bedroom mid-terraced house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room, which features a staircase leading to the first floor, creating an inviting atmosphere for both relaxation and entertaining.

The heart of the home is the ample-sized kitchen and dining area, designed for both functionality and social gatherings. This space seamlessly flows into a conservatory, providing an ideal spot to enjoy the garden views and natural light throughout the day.

The property boasts three well-proportioned bedrooms, each offering a comfortable retreat for family members or guests. The three-piece bathroom suite is conveniently located, ensuring ease of access for all.

Outside, you will find generously sized, low-maintenance gardens to both the front and rear of the property. These outdoor spaces provide a wonderful opportunity for gardening enthusiasts or simply a peaceful area to unwind after a long day.

This home is perfect for families or individuals seeking a blend of space, comfort, and convenience in a friendly neighbourhood. With its appealing features and practical layout, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.

John Street, Clayton Le Moors, BB5 5PT  
£135,000

 3  1  null  C

- Tenure Freehold
  - On Street Parking
  - Abundance Of Outdoor Space
  - Easy Access To Major Commuter Routes
- Council Tax Band A
  - Ideal Family Home
  - Three Generously Sized Bedrooms
- EPC Rating C
  - Viewing Essential
  - Fitted Kitchen/Dining Area

Ground Floor

Entrance  
UPVC double glazed door to reception room.

Reception Room  
18'2 x 12'11 (5.54m x 3.94m)  
UPVC double glazed window, central heating radiator, electric fire with surround, open under stairs storage, stairs to first floor, wood effect flooring and door to kitchen/dining area.

Kitchen/Dining Area  
18'2 x 9'9 (5.54m x 2.97m)  
Two UPVC double glazed windows, central heating towel rail, wall and base units, laminate work tops, tiled splash backs, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, extractor hood, plumbed for washing machine and dishwasher, space for dryer and fridge freezer, wood effect flooring and open doorway to conservatory.

Conservatory  
9' x 8'11 (2.74m x 2.72m)  
Two UPVC double glazed windows, spotlights, wood effect flooring and UPVC double glazed door to rear garden.

First Floor

Landing  
7'7 x 3'1 (2.31m x 0.94m)  
Loft access, doors to three bedrooms and bathroom.

Bedroom One  
13' x 10'1 (3.96m x 3.07m)  
UPVC double glazed window and central heating radiator.

Bedroom Two  
9'9 x 8' (2.97m x 2.44m)  
UPVC double glazed window and central heating radiator.

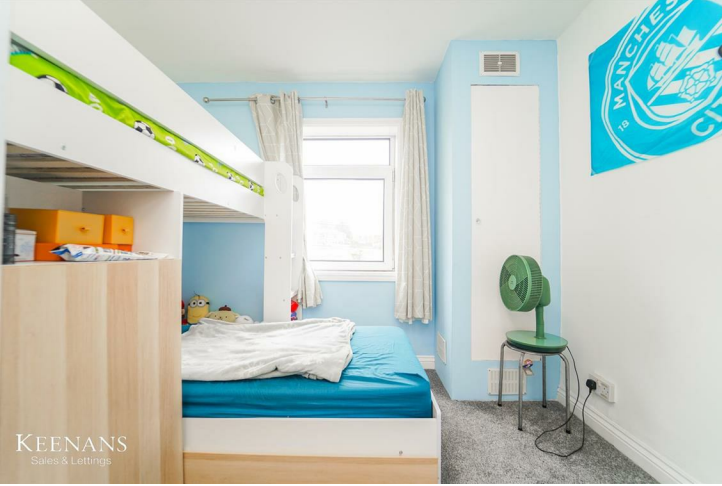
Bedroom Three  
9'10 x 9'10 (3.00m x 3.00m)  
UPVC double glazed window, central heating radiator and boiler cupboard.

Bathroom  
UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, panel bath with waterfall mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevation, extractor fan and tiled floor.

External

Rear  
Enclosed garden with artificial lawn and decking.

Front  
Artificial lawn, paving and stone chippings.



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