



## Oakenshaw Croft, Clayton Le Moors, BB5 5HR

### Offers Over £120,000

AN EXCEPTIONAL GROUND FLOOR APARTMENT ON A GATED COMPLEX

Offering spacious rooms, modern fixtures and fittings and neutral decoration, this enviable two double bedroom ground floor apartment is being proudly welcomed to the market in the sought after location of Clayton Le Moors on a gated complex. With no chain delay, two bathrooms and open plan kitchen and living space, as well as not being overlooked, this property is the perfect home for any small family or couple truly not to be missed! 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 open plan reception room and kitchen, two double bedrooms and a modern bathroom. The reception room and kitchen boasts modern wall and base units, integrated appliances and leads out on to the communal garden space. Both bedrooms benefit from fitted storage whilst the main bedroom benefits from an en suite shower room. Externally there is gated off road parking and wraparound laid to lawn gardens.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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## Offers Over £120,000

 **2**  **2**  **1**  **C**

- Immaculate Ground Floor Apartment
  - Contemporary Fitted Kitchen
  - Gated Off Road Parking
  - EPC Rating C
- Two Double Bedrooms
  - Open Plan Living
  - Tenure Leasehold
- Two Bathrooms
  - Neutral Decoration Throughout
  - Council Tax Band A

### Entrance Hall

20'10 x 6'8 (6.35m x 2.03m)  
Hardwood front door, smoke detector, integrated storage, wood effect lino flooring, doors to open plan reception room/kitchen, two bedrooms, bathroom and boiler cupboard.

### Reception Room/Kitchen

25'7 x 12'8 (7.80m x 3.86m)  
Central heating radiator, spotlights, range of mixed high gloss wall and base units with granite effect worktops, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, space for fridge freezer, plumbing for washing machine, integrated dishwasher, integrated electric oven with four ring induction hob and extractor hood, breakfast bar, television point, wood effect lino flooring and UPVC double glazed sliding door to rear.

### Bedroom One

18'2 x 9'11 (5.54m x 3.02m)  
Two UPVC double glazed windows, central heating radiator, fitted wardrobes, television point, wood effect lino flooring and door to en suite.

### En Suite

5'10 x 5'9 (1.78m x 1.75m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

### Bedroom Two

11'2 x 9'6 (3.40m x 2.90m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect lino flooring.

### Bathroom

7'4 x 7'2 (2.24m x 2.18m )  
Central heated towel rail, tiled panel bath with mixer tap and direct feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

### External

Gated off road parking and wraparound laid to lawn gardens.



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