


Total area: approx. 838.9 sq. feet

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Pickup Street, Clayton Le Moors, BB5 5NS

£104,950

AN EXCEPTIONAL FIRST TIME HOME

Having been presented and maintained beautifully throughout with spacious rooms and modern fixtures and fittings, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Clayton Le Moors. With two living areas, stylish decoration and situated within a convenient location, this property is the perfect home for any small family or couple! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to an inner hallway which guides you through to a second reception room and houses a staircase to the first floor. The second reception room leads on to a fitted kitchen. The first floor comprises of doors on to two bedroom and a modern bathroom. Externally, there is an enclosed yard to the rear.

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

Pickup Street, Clayton Le Moors, BB5 5NS

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 **2**  **1**  **2**  **D**

- Enviably Mid Terraced Property
 - Stylish Decoration
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Sought After Location
 - Tenure Leasehold
- Two Reception Rooms
 - Perfect First Time Home
 - Council Tax Band A

Ground Floor

Entrance

Composite double glazed frosted door to the entrance vestibule.

Entrance Vestibule

3'10 x 3'1 (1.17m x 0.94m)

Wood effect laminate flooring, door to reception room one.

Reception Room One

13'10 x 13'4 (4.22m x 4.06m)

UPVC double glazed window, central heating radiator, ceiling rose, open cast iron gas fire, television point, door to the inner hallway and newly fitted carpet.

Inner Hallway

2'8 x 2'6 (0.81m x 0.76m)

Smoke alarm, door to reception room two, staircase to the first floor and newly fitted carpet.

Reception Room Two

13'10 x 9'8 (4.22m x 2.95m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner, under stairs storage cupboard, newly fitted carpet and door to the kitchen.

Kitchen

13'11 x 8 (4.24m x 2.44m)

Two UPVC double glazed windows, a range of cream glossed wall and base units, wood effect surface, granite effect splash back, stainless steel sink and drainer with a high spout mixer tap, integrated electric oven with a four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine and space for dryer, spotlights, tiled flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing

7 x 5'5 (2.13m x 1.65m)

Loft access, smoke alarm, doors to two bedrooms and a sliding door to the bathroom, newly fitted carpet.

Bedroom One

13'10 x 13'4 (4.22m x 4.06m)

Two UPVC double glazed windows, upright central heating radiator, television point, fitted wardrobes.

Bedroom Two

10'5 x 6'7 (3.18m x 2.01m)

UPVC double glazed window, central heating radiator, wood panelled elevations, over stairs storage cupboard.

Bathroom

7 x 6'10 (2.13m x 2.08m)

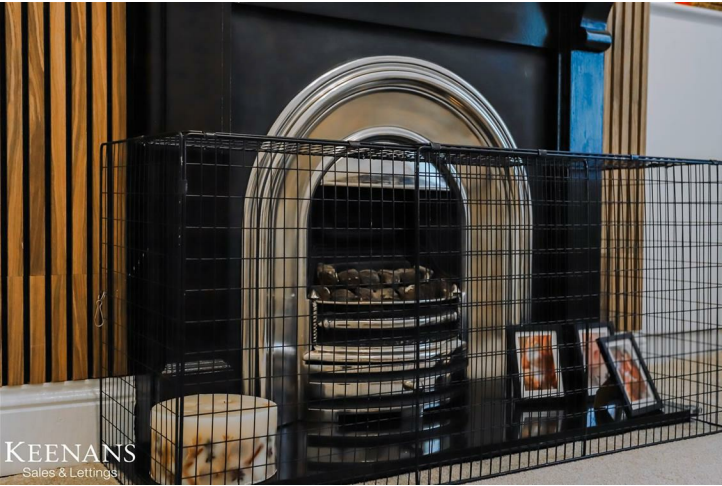
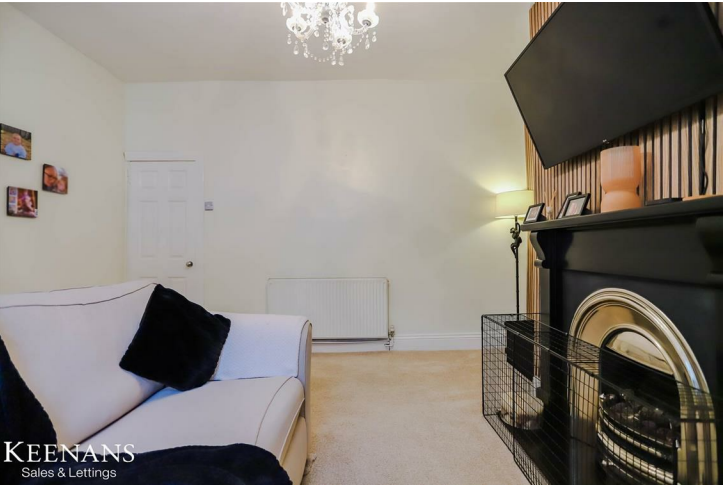
UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a wall mounted wash basin with waterfall mixer tap, dual flush WC, tiled panelled jacuzzi bath with

direct feed rainfall shower, rinse head and water fall mixer tap, tiled elevations, integrated inset shelving, integrated television, wood effect tiled flooring.

External

Rear

Enclosed yard.



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