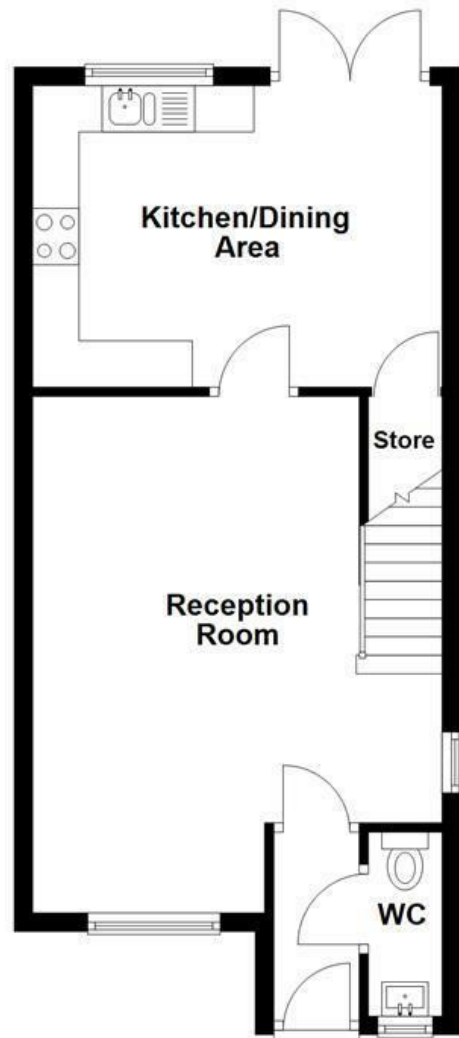


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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.

Spring Meadows, Clayton Le Moors, BB5 5XA

£170,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with spacious rooms, modern fixtures and fittings and generously sized gardens, this enviable four bedroom semi detached property is being proudly welcomed to the market in the desirable location of Clayton Le Moors on the ever popular Sefton Farm estate. With off road parking, open plan kitchen diner and four generously sized bedrooms, this idyllic 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 Burnley, Blackburn, Accrington, Clitheroe 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 through to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving and is not overlooked. To the front there is a laid to lawn garden with paving and off road parking.

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

Spring Meadows, Clayton Le Moors, BB5 5XA

£170,000

 4  1  1  C

- Semi Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating C
- Four Bedrooms
 - Ideal Rental Investment
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band B

Ground Floor

Entrance Hall

6'6 x 3'0 (1.98m x 0.91m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, wood effect laminate flooring, doors leading to reception room and WC.

WC

6'6 x 2'7 (1.98m x 0.79m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with traditional taps and wood effect laminate flooring.

Reception Room

18'3 x 14'6 (5.56m x 4.42m)

Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights, electric fire, smoke detector, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'6 x 10'8 (4.42m x 3.25m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated electric Neff oven and combi Neff microwave, four ring induction hob and extractor hood, integrated fridge freezer, integrated washing machine, integrated boiler, under stairs storage, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

11'6 x 5'10 (3.51m x 1.78m)

UPVC double glazed frosted window, loft access, smoke detector, doors leading to four bedrooms and bathroom.

Bedroom One

13'2 x 8'4 (4.01m x 2.54m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

10'1 x 8'4 (3.07m x 2.54m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'2 x 5'10 (3.10m x 1.78m)

UPVC double glazed window and central heating radiator.

Bedroom Four

7'2 x 6'9 (2.18m x 2.06m)

UPVC double glazed window and central heating radiator.

Bathroom

8'4 x 5'4 (2.54m x 1.63m)

Central heating radiator, dual flush WC, panel bath with mixer tap and overhead electric feed shower, pedestal wash basin with mixer tap, tiled elevations, extractor fan and wood effect laminate flooring.

External

Rear

Laid to lawn garden with paving.

Front

Laid to lawn garden and off road parking.



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