



## Burnley Road, Clayton Le Moors, BB5 5NG

### £125,000

#### SPACIOUS THREE BEDROOM MID TERRACE PROPERTY

Situated in the heart of Clayton Le Moors, this charming three-bedroom mid-terrace house on Burnley Road offers a delightful blend of comfort and convenience. Perfectly situated close to the town centre, residents will enjoy easy access to a variety of amenities, as well as excellent motorway links for those commuting further afield.

Upon entering the property, you are welcomed into a spacious lounge that seamlessly flows into the kitchen, creating an inviting space ideal for both relaxation and entertaining. The kitchen is complemented by a practical utility area, enhancing the functionality of the home. Additionally, the modern family bathroom located on the ground floor provides a contemporary touch, catering to the needs of busy households.

The property boasts a large rear yard, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. This outdoor area is a fantastic asset, providing a private retreat in which to unwind after a long day.

This home is perfect for families or professionals seeking a comfortable living space in a vibrant community. With its prime location and well-thought-out layout, this property is a wonderful opportunity not to be missed.

| 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>                            |         |           |
| (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.



# Burnley Road, Clayton Le Moors, BB5 5NG

## £125,000



- Mid Terraced Property
  - Fitted Kitchen And Separate Utility Room
  - On Street Parking
  - EPC Rating; TBC
- Three Bedrooms
  - Three Piece Modern Bathroom
  - Tenure: Leasehold
- Spacious Reception Room
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

**Vestibule**  
3'11 x 3'1 (1.19m x 0.94m)  
UPVC double glazed frosted entrance door, coving and door to hall.

**Hall**  
14'5 x 3'3 (4.39m x 0.99m)  
Central heating radiator, coving, smoke alarm, stairs to first floor and door to reception room.

**Reception Room**  
17'9 x 10'10 (5.41m x 3.30m)  
UPVC double glazed window, central heating radiator, coving, living flame gas fire, marble effect hearth and surround and door to kitchen.

**Kitchen**  
13' x 9'5 (3.96m x 2.87m)  
UPVC double glazed window, central heating radiator, gloss wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, lino flooring and open access to utility room.

**Utility Room**  
7'7 x 3'2 (2.31m x 0.97m)  
Plumbing for washing machine, lino flooring, door to bathroom and UPVC double glazed frosted door to rear.

**Bathroom**  
6'4 x 6'2 (1.93m x 1.88m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, PVC panel ceiling, tiled elevation and tiled floor.

### First Floor

**Landing**  
22'3 x 4'8 (6.78m x 1.42m)  
Central heating radiator, loft access and doors to three bedrooms.

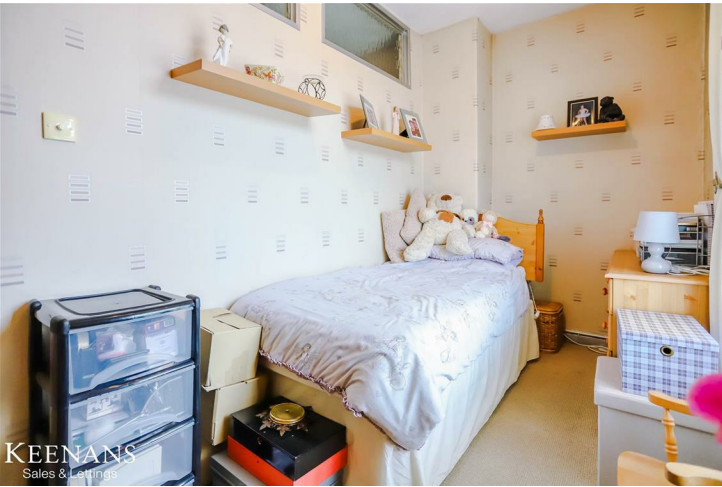
**Bedroom One**  
14'4 x 6'4 (4.37m x 1.93m)  
UPVC double glazed window and central heating radiator.

**Bedroom Two**  
9'11 x 7'4 (3.02m x 2.24m)  
Two hardwood frosted windows and central heating radiator.

**Bedroom Three**  
12'10 x 9'2 (3.91m x 2.79m)  
UPVC double glazed window, central heating radiator and storage.

### External

**Rear**  
Enclosed yard, paving, bedding areas, storage shed and gated access to rear.



Tel: 01254389384

www.keenans-estateagents.co.uk