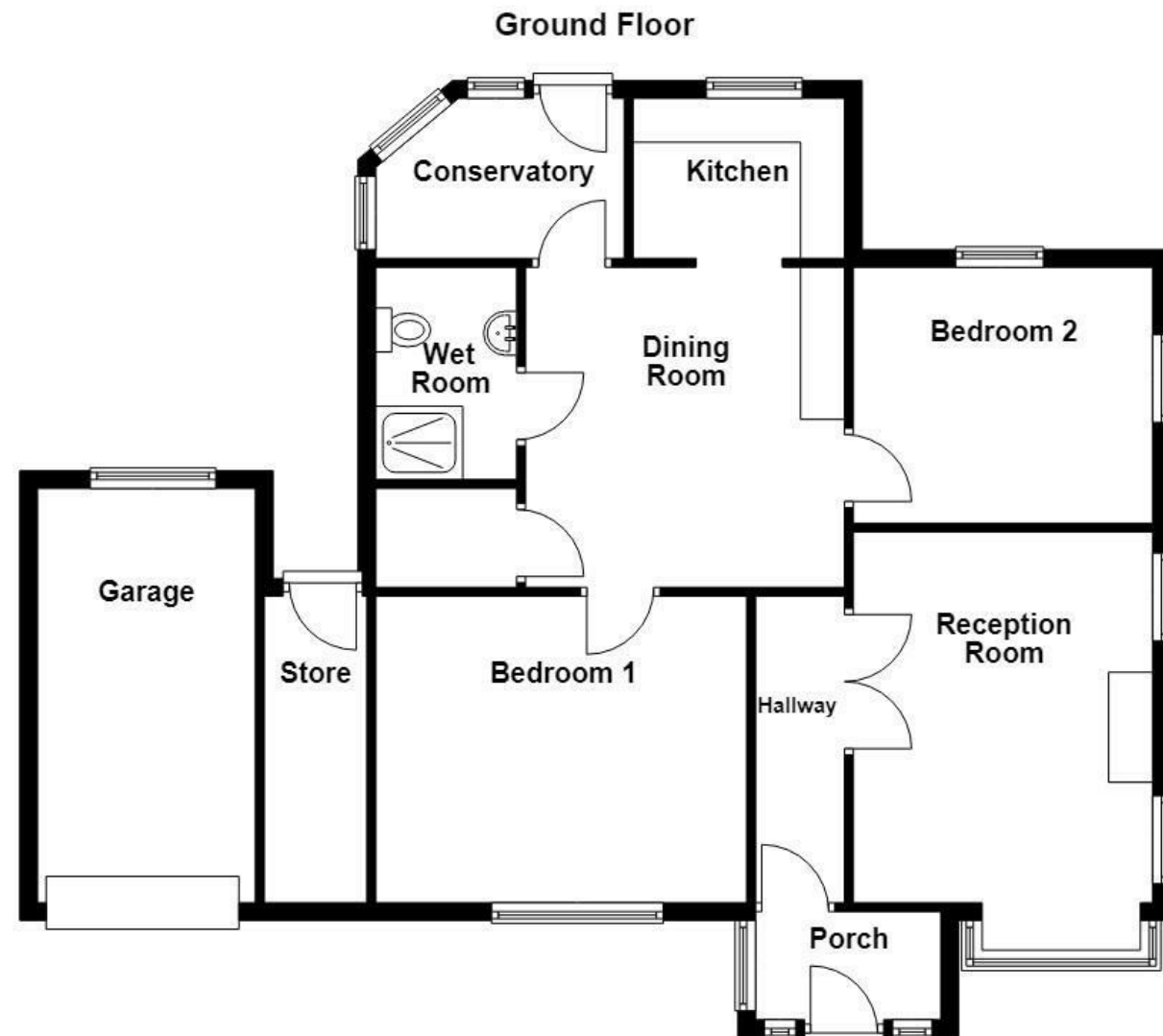




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Pendle Avenue, BB5 5RZ

Offers Over £200,000

A CHARMING TWO BEDROOM DETACHED TRUE BUNGALOW

Situated in Clayton-Le-Moors, this delightful two-bedroom detached bungalow at Clayton Lodge offers a wonderful opportunity for those seeking a peaceful retreat with ample potential. Set back from the road, the property boasts a lovely wrap-around garden, perfect for enjoying the outdoors and entertaining guests.

As you enter the bungalow, you are greeted by a spacious lounge and dining room that provides a warm and inviting atmosphere. The well-appointed kitchen is functional and ready for your personal touch, making it an ideal space for culinary enthusiasts. The property features two generous double bedrooms, ensuring comfort and privacy for all occupants.

A modern wet room adds to the convenience of this home, catering to the needs of contemporary living. Additionally, the conservatory offers a bright and airy space, perfect for relaxation or as a sunlit reading nook.

With a garage and store, there is ample storage for your belongings, making this property not only practical but also versatile. This bungalow is bursting with potential, allowing you to create your dream home in a desirable location. Whether you are looking to downsize or seeking a new family home, this property is a must-see. Don't miss the chance to explore the possibilities that await you at Clayton Lodge.

Pendle Avenue, BB5 5RZ

Offers Over £200,000

 2 1 2 D

- Detached Bungalow
- Reception Room & Dining Room
- Off Road Parking & Garage
- EPC Rating TBC
- Two Bedrooms
- Wet Room
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

6'11 x 4' (2.11m x 1.22m)

Hallway

12'4 x 3'4 (3.76m x 1.02m)

Reception Room

12'1 x 11'5 (3.68m x 3.48m)

Dining Room

11'11 x 11'11 (3.63m x 3.63m)

Kitchen

7'11 x 6' (2.41m x 1.83m)

Conservatory

10'6 x 7'8 (3.20m x 2.34m)

Wet Room

7'11 x 5'3 (2.41m x 1.60m)

Bedroom One

11'2 x 11'1 (3.40m x 3.38m)

Bedroom Two

11'2 x 9'6 (3.40m x 2.90m)

Garage

15'8 x 8'2 (4.78m x 2.49m)

Store

11'10 x 3'10 (3.61m x 1.17m)



Tel: 01254389384

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