



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 67 | 81 |
| (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.

Whalley Road, Clayton Le Moors, BB5 5SB

Offers In The Region Of £199,950

TWO BEDROOM TRUE BUNGALOW WITH OFF ROAD PARKING

Situated on Whalley Road in the area of Clayton Le Moors, this delightful semi detached bungalow offers a perfect blend of comfort and convenience. Boasting two spacious bedrooms, this property is ideal for couples seeking the ease of single-storey living.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The addition of a conservatory enhances the living experience, allowing for an abundance of natural light and a lovely view of the garden. The low maintenance exteriors ensure that you can spend more time enjoying your home and less time on upkeep.

The bungalow is situated in a prime location, with easy access to major commuter routes, making it an excellent choice for those who travel for work or leisure. Off road parking on the driveway adds to the convenience, ensuring that you have a secure place for your vehicle.

This property is not just a house; it is a home that offers a peaceful retreat while being well connected to the surrounding areas. Whether you are looking to downsize or simply prefer the ease of bungalow living, this charming residence is sure to meet your needs. Don't miss the opportunity to make this lovely bungalow your own.

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Whalley Road, Clayton Le Moors, BB5 5SB

Offers In The Region Of £199,950

 **2**  **1**  **3**  **D**

- Tenure Leasehold
 - Off Road Parking
 - Abundance Of Space
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Semi Detached Bungalow
 - Enclosed Low Maintenance Garden Space
- EPC Rating D
 - Viewing Essential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed door and windows to vestibule.

Vestibule

5'7 x 3'1 (1.70m x 0.94m)
Hard wood door to hall.

Hall

Central heating radiator, smoke alarm, coving, doors to shower room, two bedrooms and two reception rooms.

Bedroom One

13'7 x 11' (4.14m x 3.35m)
UPVC double glazed box bay window, central heating radiator and picture rail.

Shower Room

7'8 x 7'4 (2.34m x 2.24m)
Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, part PVC panel elevation, part tiled elevation, spotlights, fitted storage and tiled effect flooring.

Bedroom Two

11' x 10'6 (3.35m x 3.20m)
UPVC double glazed window, central heating radiator, picture rail and fitted wardrobe.

Reception Room Two

14'6 x 9'10 (4.42m x 3.00m)
UPVC double glazed window, central heating radiator, coving, smoke alarm, picture rail, television point, doors to kitchen and reception room one.

Kitchen

14'4 x 10' (4.37m x 3.05m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, oven and grill in a high rise unit, four ring gas hob, tiled splash back, extractor hood, composite sink and drainer with mixer tap, breakfast bar, plumbed for washing machine, space for fridge freezer, vinyl flooring and hard wood single glazed frosted door to rear.

Reception Room One

18'4 x 11'7 (5.59m x 3.53m)
UPVC double glazed box bay window, central heating radiator, coving, picture rail, television point and sliding doors to conservatory.

Conservatory

16'3 x 8'11 (4.95m x 2.72m)
UPVC Triple glazed windows and sloped double glazed roof, central heating radiator, wood effect flooring and UPVC double glazed French doors to rear.

External

Rear

Paved bedding areas.

Front

Slate chip bedding areas, drive for off road parking for numerous vehicles.



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