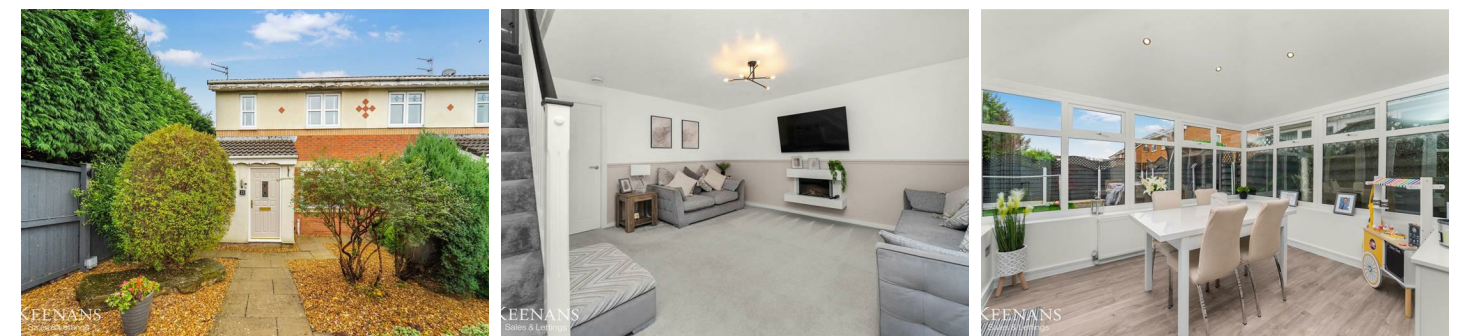




15 Simmons Way, Clayton Le Moors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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.



Simmons Way, Accrington, BB5 5WW

Offers Over £200,000

THE PERFECT FAMILY HOME

Nestled in the sought-after area of Simmons Way, Clayton Le Moors, Accrington, this exquisite semi-detached family home is a true gem. Having been meticulously presented and updated to the highest standard, the property boasts immaculate interiors and spacious rooms that are sure to impress.

This home benefits from an inviting open-plan kitchen and garden room, perfect for family gatherings and entertaining guests. The three generously sized bedrooms provide ample space for a growing family, while the neutral decoration throughout allows for personal touches to be easily added.

One of the standout features of this property is the enviable garden space, which offers a private retreat for relaxation and outdoor activities. The double driveway ensures convenient parking, and the fact that the property is not overlooked adds to its appeal, providing a sense of privacy and tranquillity.

Located on a desirable estate, this home is conveniently close to local schools, bus routes, and a variety of amenities. Additionally, major motorway and network links are easily accessible, making commuting a breeze.

Simmons Way, Accrington, BB5 5WW

Offers Over £200,000

 3  1  2  C

- Immaculate Semi Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating C
- Three Bedrooms
 - Neutral Decoration Throughout
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Hall

5'8 x 3'0 (1.73m x 0.91m)
Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, dado rail, wood effect laminate flooring, doors leading to WC and reception room.

WC

5'8 x 2'7 (1.73m x 0.79m)
UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC and wood effect laminate flooring.

Reception Room

15'9 x 14'6 (4.80m x 4.42m)
UPVC double glazed window, central heating radiator, dado rail, living flame electric fire, television point, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'6 x 8'3 (4.42m x 2.51m)
Heated towel rail, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for double oven, integrated extractor hood, integrated boiler, space for fridge freezer, plumbing for dishwasher, integrated washing machine, under stairs storage, tiled flooring and open to garden room.

Garden Room

11'3 x 9'7 (3.43m x 2.92m)
UPVC double glazed windows, two central heating radiator, spotlights, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

8'0 x 5'11 (2.44m x 1.80m)
UPVC double glazed window, dado rail, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

14'0 x 8'3 (4.27m x 2.51m)
UPVC double glazed window and central heating radiator.

Bedroom Two

10'1 x 8'3 (3.07m x 2.51m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'2 x 5'11 (3.10m x 1.80m)
UPVC double glazed window and central heating radiator.

Bathroom

5'11 x 5'9 (1.80m x 1.75m)
UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and overhead electric feed shower, dual flush WC, vanity top wash basin with mixer tap, PVC panelled elevations, PVC to ceiling, extractor fan and wood effect laminate flooring.

External

Rear

Enclosed garden with porcelain tiled paving, artificial lawn and access to lean-to workshop with power and lighting.

Front

Stone chip garden with paving, mature shrubbery and double driveway.



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