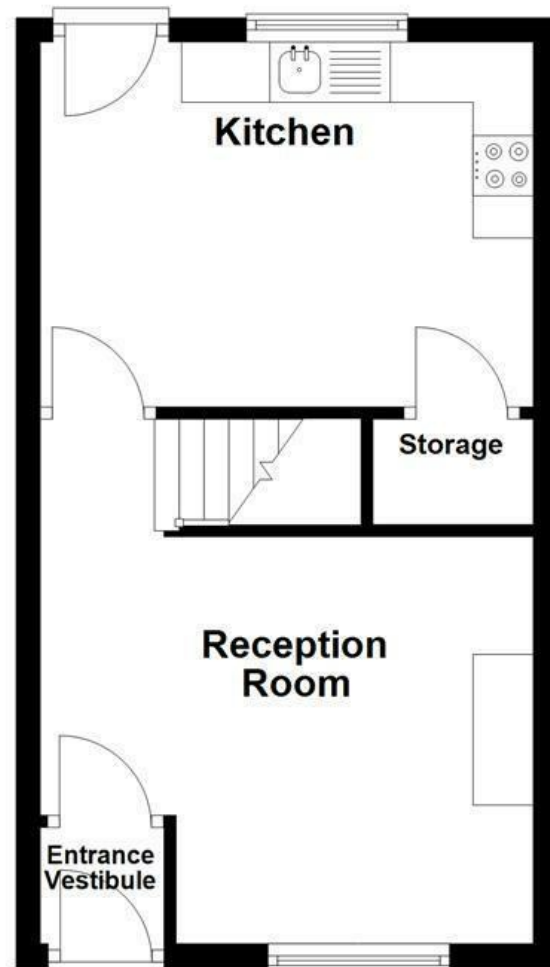
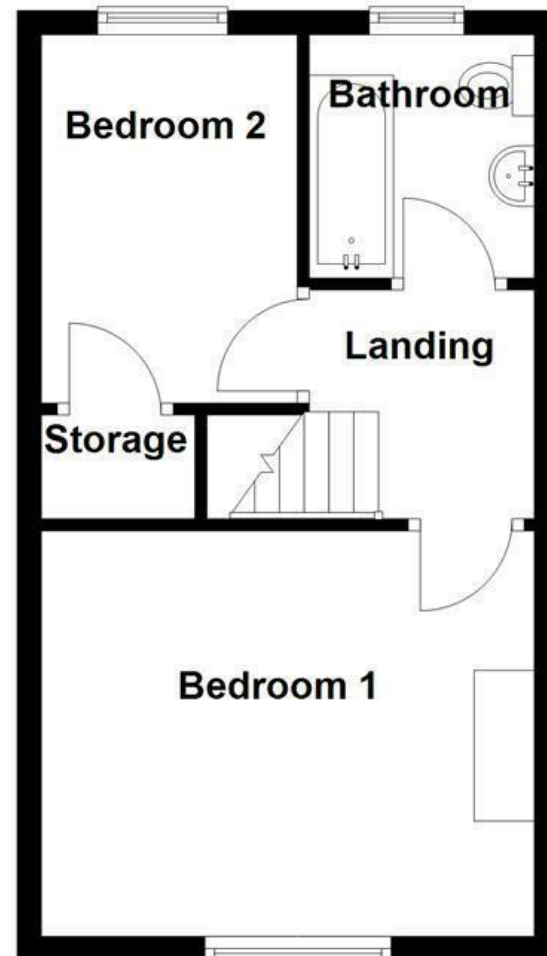


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

Lower Barnes Street, Clayton Le Moors, BB5 5SW

Offers Over £90,000

A FANTASTIC TWO BEDROOM PROPERTY IN CLAYTON LE MOORS

Nestled in the charming area of Lower Barnes Street, Clayton Le Moors, this fully renovated terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-appointed reception room that offers a warm and inviting space for relaxation and entertaining.

With two generously sized bedrooms, including a particularly spacious main bedroom, this home provides ample room for comfort and privacy. The bathroom is modern and well-maintained, ensuring a pleasant experience for daily routines.

The property is in superb condition, having undergone extensive renovations that enhance its appeal and functionality. Its prime location in Clayton Le Moors offers convenient access to local amenities, making it an ideal choice for those seeking a vibrant community atmosphere.

This delightful home is not only a perfect starter property but also a promising investment opportunity in a sought-after area. Do not miss the chance to make this beautifully renovated house your new home.

Lower Barnes Street, Clayton Le Moors, BB5 5SW

Offers Over £90,000

 2  1  1  D

- Fully Renovated With Neutral Decor
 - Contemporary Kitchen
 - Fitted Kitchen
 - EPC Rating D
- High Specification
 - Tenure Leasehold
 - Council Tax Band A
- Two Bedrooms
 - Convenient Location With Viewing Essential
 - On Street Parking

Ground Floor

Entrance

UPVC double glazed door to the vestibule.

Vestibule

Door to reception room one.

Reception Room One

14'4" x 13'9" (4.37 x 4.19)

UPVC double glazed window, central heating radiator, television point, meter cupboard, staircase to the first floor and doors to the kitchen.

Kitchen

13'7" x 10'0" (4.14 x 3.05)

UPVC double glazed window and doors to the rear, central heating radiator, range of white wood grain effect wall and base units with wood effect surfaces and upstands, electric oven with four ring ceramic hob and extractor hood, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, smoke alarm, grey wood effect flooring, door to understairs storage and a UPVC double glazed frosted door to the rear.

First Floor

Landing

Smoke alarm and doors to two bedrooms and the bathroom.

Bedroom One

14'3" x 13'9" (4.34 x 4.19)

UPVC double glazed window, central heating radiator and a television point.

Bedroom Two

10'4" x 7'3" (3.15 x 2.21)

UPVC double glazed window, central heating radiator and over-stair storage.

Bathroom

7'32" x 6'0" (2.95 x 1.83)

UPVC double glazed frosted window and a three piece suite comprising: panelled bath with direct feed shower, pedestal wash basin, twin flush WC, chrome heated towel rail, PVC glitter speck splashback, shelving and extractor fan.

External

Rear

Enclosed yard.



Tel: 01254389384

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