



## Bayley Street, Clayton Le Moors, BB5 5PR

£140,000

THREE BEDROOM TERRACE IN ACCRINGTON


Situated in the area of Clayton Le Moors, this delightful end terrace house on Bayley Street offers a perfect blend of comfort and practicality. Spanning an impressive 969 square feet, the property boasts a spacious reception room that welcomes you with warmth and light, making it an ideal space for both relaxation and entertaining.

The well-equipped and thoughtfully laid out kitchen is a true highlight, providing ample room for culinary creativity and family gatherings. Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed shower room adds to the convenience of this lovely home, ensuring that all your needs are met.

Outside, the low-maintenance rear yard presents a wonderful opportunity for outdoor enjoyment without the burden of extensive upkeep. This space is perfect for alfresco dining or simply unwinding in the fresh air.

With its appealing features and practical layout, this property is an excellent choice for families or professionals seeking a comfortable home in a friendly neighbourhood. Don't miss the chance to make this charming house your own.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(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.

# Bayley Street, Clayton Le Moors, BB5 5PR

£140,000



- Tenure Leasehold
- On Street Parking
- Abundance Of Indoor Space
- Close Proximity To Local Amenities
- Council Tax Band A
- Ideal Family Home
- Shared Enclosed Rear Yard
- EPC Rating D
- Viewing Essential
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

Hardwood frosted door to vestibule.

### Vestibule

3'10 x 2'1 (1.17m x 0.64m)

Central heating radiator and door to reception room.

### Reception Room

19'3 x 13'5 (5.87m x 4.09m)

Two UPVC double glazed windows, UPVC double glazed frosted stained glass window, two central heating radiators, exposed beams, open coal fire with stone surround, stairs to first floor and door to kitchen.

### Kitchen

12'1 x 7'1 (3.68m x 2.16m)

Two UPVC double glazed windows, central heating radiator, exposed beams, wall and base units, under unit lighting, laminate work tops, stainless steel sink and drainer with mixer tap, integrated fridge and dishwasher, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for freezer, access to boiler, under stairs storage, tiled effect flooring and UPVC double glazed door to rear.

## First Floor

### Landing

10'8 x 6'1 (3.25m x 1.85m)

Exposed beams, integrated storage, doors to three bedrooms and shower room.

### Bedroom One

10'10 x 10'9 (3.30m x 3.28m)

Two UPVC double glazed windows, central heating radiator and exposed beams.

### Bedroom Two

10'2 x 9'4 (3.10m x 2.84m)

UPVC double glazed window, exposed beams and central heating radiator.

### Bedroom Three

6'11 x 6'6 (2.11m x 1.98m)

UPVC double glazed window, central heating radiator and exposed beams.

## Shower Room

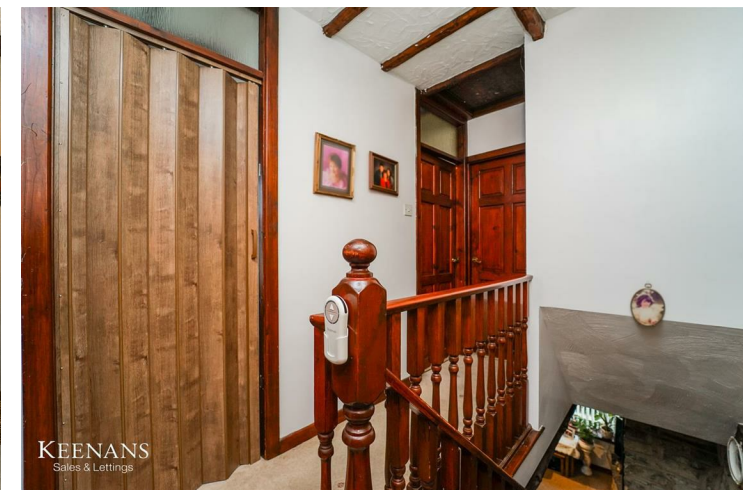
9' x 6' (2.74m x 1.83m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower, part tiled elevation, wet room vinyl flooring and exposed beams.

## External

### Rear

Enclosed paved yard with gate to shared access road.



Tel: 01254389384

www.keenans-estateagents.co.uk