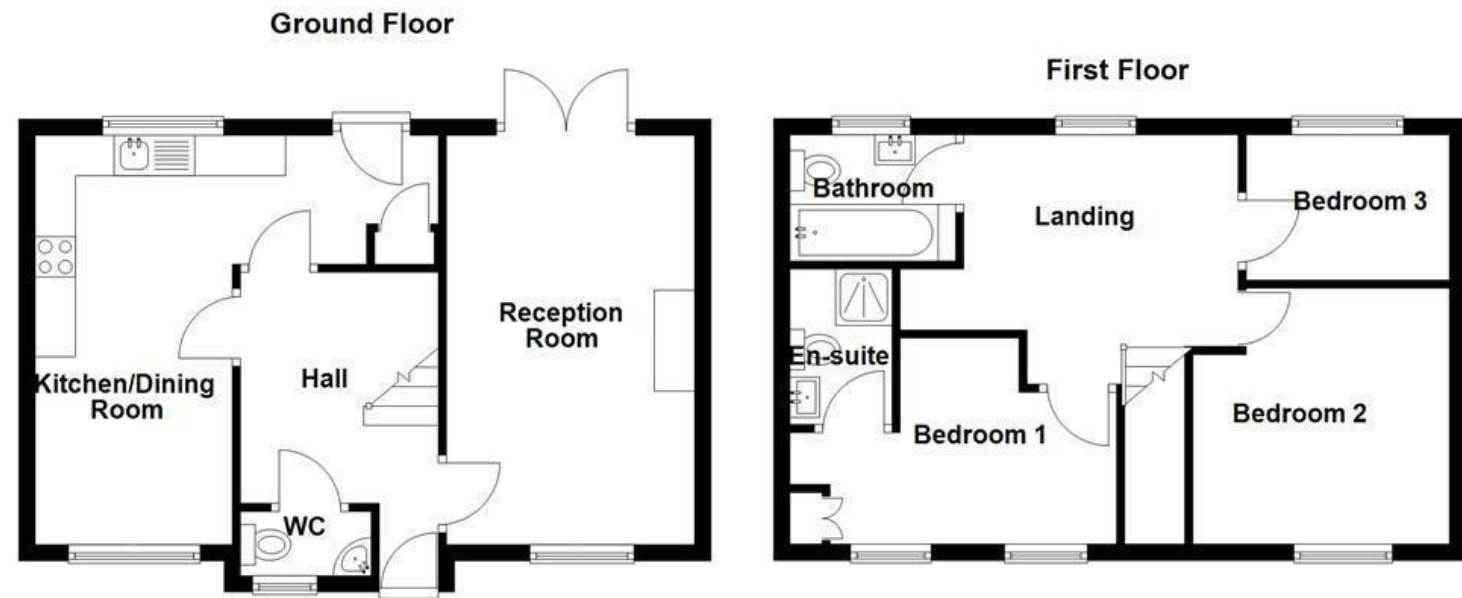




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

Simmons Way, Clayton Le Moors, BB5 5WW

£225,000

A SPACIOUS THREE BEDROOM DETATCHED FAMILY HOME

Presenting Simmons Way, Clayton Le Moors, Accrington, this delightful three-bedroom detached house offers a perfect blend of comfort and style. Upon entering, you will be greeted by a warm and inviting atmosphere, ideal for family living.

The property boasts a well-designed country-style kitchen diner, which serves as the heart of the home. This spacious area is perfect for both casual family meals and entertaining guests. The kitchen is equipped with modern amenities, ensuring that cooking and dining experiences are both enjoyable and efficient.

The ground floor also features a convenient downstairs WC, adding to the practicality of the layout. Ascending to the first floor, you will find three generously sized bedrooms, including a master bedroom with its own en suite bathroom, providing a private sanctuary for relaxation. The family bathroom is well-appointed, catering to the needs of the household.

Outside, the property is complemented by a beautifully landscaped garden, offering a serene space for outdoor activities, gardening, or simply unwinding in the fresh air. The driveway and garage provide ample parking space, ensuring convenience for you and your guests.

This home is not just a property; it is a lifestyle choice, situated in a friendly community with easy access to local amenities and transport links. Whether you are a growing family or looking for a peaceful retreat, this house on Simmons Way is a wonderful opportunity not to be missed.

Simmons Way, Clayton Le Moors, BB5 5WW

£225,000

 3  2  1  B

- Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: B
- Three Bedrooms
- Spacious Reception Room
- Tenure: Leasehold
- Two Bathrooms
- Gardens To Front And Rear
- Council Tax Band: C

Ground Floor

Hall

12'4 x 6'2 (3.76m x 1.88m)
Hardwood double glazed frosted entrance door, smoke alarm, wood effect flooring, stairs to first floor and doors to reception room, kitchen and WC.

Reception Room

16'8 x 10'1 (5.08m x 3.07m)
UPVC double glazed window, two central heating radiator, coving, gas fire, marble effect hearth and surround and UPVC double glazed French doors to rear.

Kitchen

16'5 x 16' (5.00m x 4.88m)
Two UPVC double glazed windows, two central heating radiators, wall and base units, laminate worktops, composite sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, part tiled elevation, part wood effect laminate and part tiled flooring and hardwood double glazed frosted door to rear.

WC

5'4 x 2'7 (1.63m x 0.79m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps and wood effect laminate flooring.

First Floor

Landing

9'1 x 8'8 (2.77m x 2.64m)
UPVC double glazed window, loft access and doors to three bedrooms and bathroom.

Bedroom One

13'8 x 8'9 (4.17m x 2.67m)
Two UPVC double glazed windows, central heating radiator, storage and door to en suite.

En Suite

6'6 x 4'1 (1.98m x 1.24m)
UPVC double glazed frosted window, central heated towel rail, low flush WC, vanity top wash basin, electric shower in single enclosure, extractor fan, part tiled elevation and lino flooring.

Bedroom Two

12' x 11'5 (3.66m x 3.48m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Three

7'3 x 6'9 (2.21m x 2.06m)
UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 5'8 (2.06m x 1.73m)
UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, extractor fan, part tiled elevation and tile effect lino flooring.

External

Front

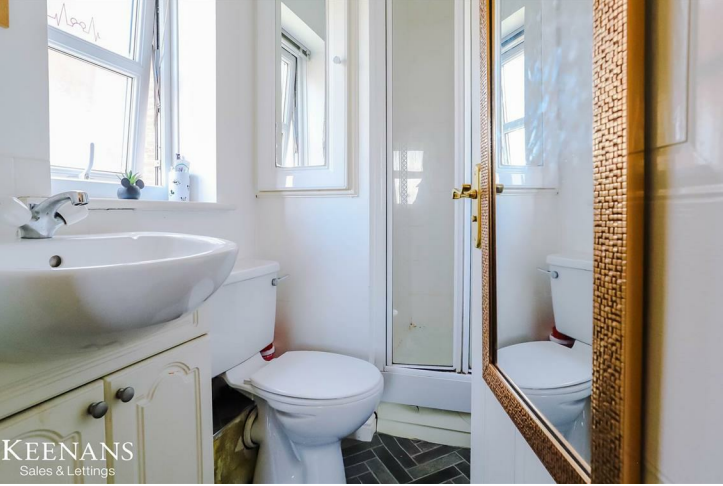
Laid to lawn garden. stone chips, paving, mature shrubs and driveway leading to garage.

Garage

17' x 8'5 (5.18m x 2.57m)

Rear

Enclosed laid to lawn, bedding areas, stone chips, pergola



Tel: 01254389384

www.keenans-estateagents.co.uk