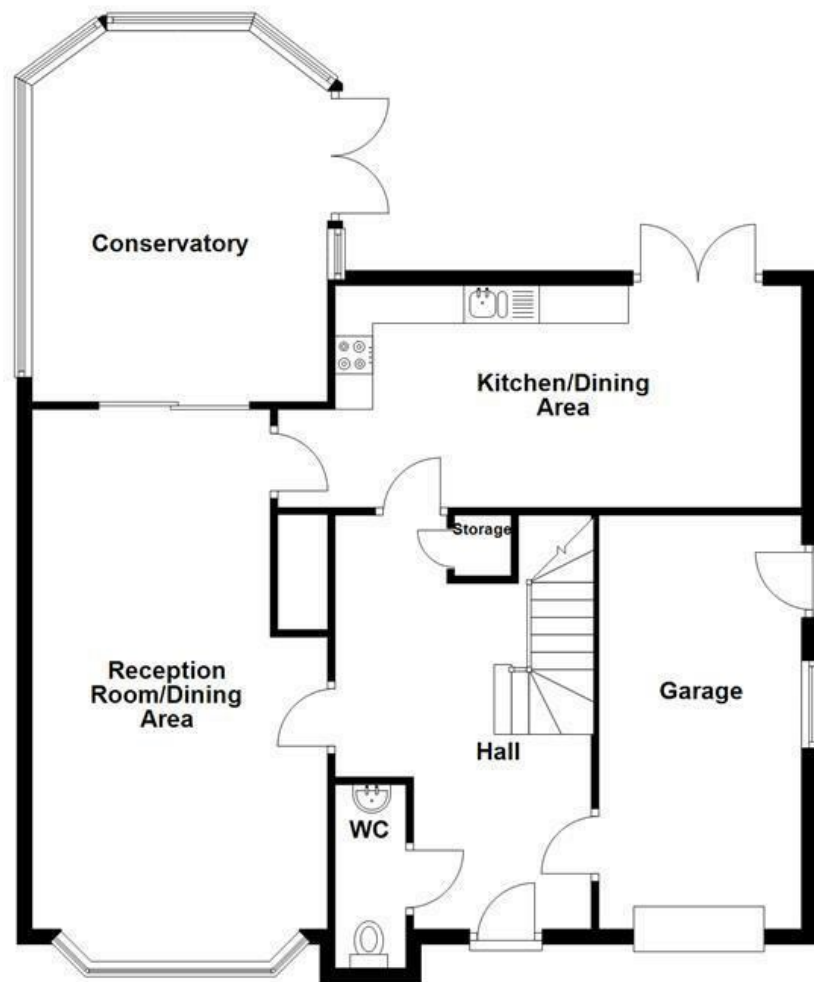
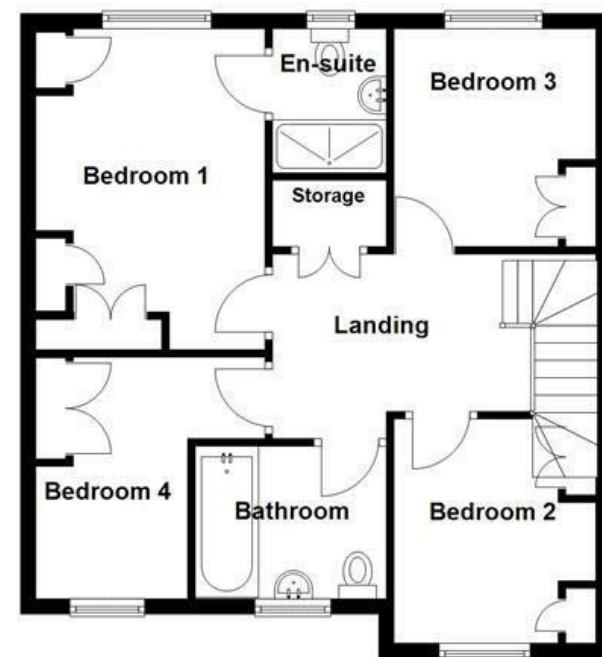


Ground Floor



First Floor



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

Collingwood, Clayton Le Moors, BB5 5QP

Offers Over £275,000

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

Located in the enviable area of Collingwood, Clayton Le Moors, Accrington, this charming four-bedroom detached family home presents an exceptional opportunity for those seeking a property with ample potential. The spacious open-plan lounge is a welcoming space, seamlessly flowing into a bright conservatory that invites natural light, creating an ideal setting for relaxation or entertaining guests.

The large kitchen diner is perfect for family gatherings and culinary adventures, offering plenty of room for dining and socialising. This home is designed with family living in mind, providing both comfort and functionality.

Outside, the property boasts a well-maintained landscaped garden, a tranquil retreat for outdoor enjoyment, whether it be for children to play or for hosting summer barbecues. The double driveway and garage provide convenient off-road parking, ensuring that you have ample space for vehicles and storage.

This property is not just a house; it is a canvas for your family's future, ready to be transformed into your dream home. With its prime location and generous living spaces, this home is sure to attract interest from families looking to settle in a friendly community. Do not miss the chance to view this promising property and envision the possibilities it holds for you and your loved ones.

Collingwood, Clayton Le Moors, BB5 5QP

Offers Over £275,000



- Tenure Freehold
 - Off Road Parking With Drive And Access To Garage
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band D
 - Ideal Family Home
 - Four Well Proportioned Bedrooms
- EPC Rating TBC
 - Abundance Of Indoor And Outdoor Space
 - Sought After Location

Ground Floor

Entrance

UPVC part frosted door to hall.

Hall

16'4 x 9'8 (4.98m x 2.95m)

Central heating radiator, smoke alarm, coving, doors to garage, WC, kitchen/dining area, reception room, stairs to first floor and under stairs storage, wood effect flooring.

WC

8' x 3'2 (2.44m x 0.97m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted glass wash basin with mixer tap, tiled elevation, coving and tiled floor.

Garage

18' x 8'7 (5.49m x 2.62m)

UPVC double glazed frosted window, UPVC double glazed frosted door to rear, storage, plumbed for washing machine, space for fridge freezer, power and lighting

Reception Room

12'10 x 12'9 (3.91m x 3.89m)

UPVC double glazed bay window, central heating radiator, coving, spotlights, open to dining room and wood effect flooring.

Dining Room

10'6 x 9'7 (3.20m x 2.92m)

Central heating radiator, spotlights, coving, door to kitchen and UPVC double glazed sliding doors to conservatory.

Conservatory

16'2 x 12'5 (4.93m x 3.78m)

UPVC double glazed windows, UPVC double glazed French doors to rear, ceiling fan and light, central heating radiator, electric radiator and wood effect laminate flooring.

Kitchen/Dining Area

20'4 x 9'8 (6.20m x 2.95m)

UPVC double glazed window, UPVC double glazed French doors to rear, range of wall and base units, marble effect surface, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, integrated oven, four ring gas hob, extractor hood, space for fridge freezer, spotlights and wood effect laminate flooring.

First Floor

Landing

12'9 x 5'7 (3.89m x 1.70m)

Doors to four bedrooms, bathroom and storage.

Bedroom One

13'1 x 9'2 (3.99m x 2.79m)

UPVC double glazed window, central heating radiator, coving, storage and door to en suite.

En Suite

7'7 x 4' (2.31m x 1.22m)

UPVC double glazed frosted window, low flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower, tiled elevation, extractor fan and coving.

Bedroom Two

8'10 x 8'4 (2.69m x 2.54m)

UPVC double glazed window, central heating radiator, coving, smoke alarm and storage.

Bedroom Three

9'11 x 8'3 (3.02m x 2.51m)

UPVC double glazed window, central heating radiator, coving and storage.

Bedroom Four

8'10 x 6'6 (2.69m x 1.98m)

UPVC double glazed window, central heating radiator, storage, coving and wood effect flooring.

Bathroom

6'8 x 5'11 (2.03m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation, coving, spotlights extractor fan and tiled floor.

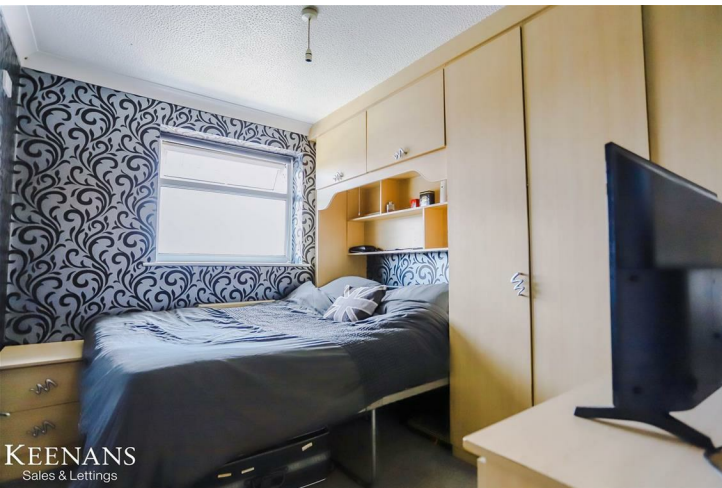
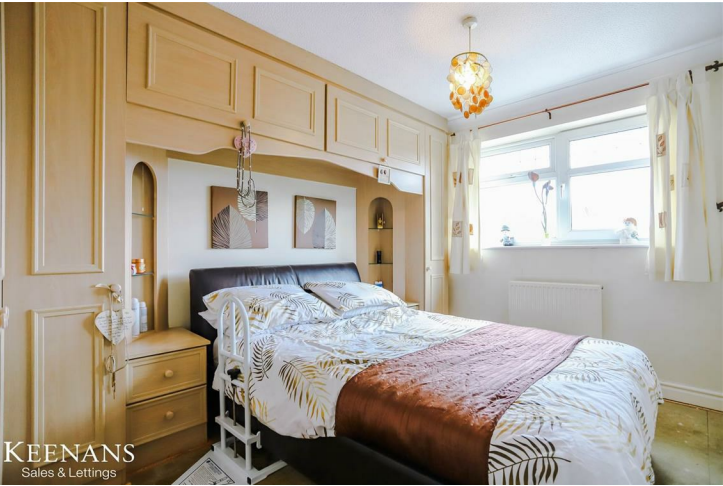
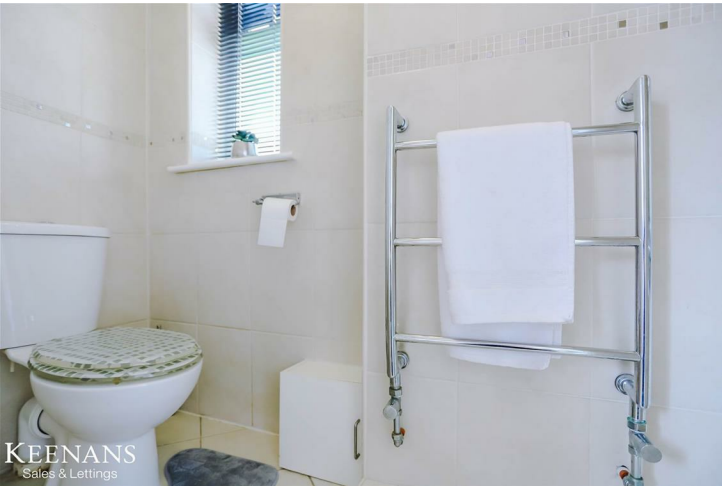
External

Rear

Enclosed garden with artificial grass, paving, stone chippings and built in bar.

Front

Laid to lawn garden, block paved drive and lighting.



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