

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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.

Millbrook House, Oakenshaw Croft, Accrington, BB5 5HR

£110,000

Property Address: Millbrook House, Oakenshaw Croft, Clayton Le Moors, Accrington, BB5 5HR

We advise that an offer has been made for the above property in the sum of £110,000 Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 7 Blackburn road, Accrington, BB51HF

Agents Telephone Number: 01254 389384

MODERN APARTMENT LIVING IN CLAYTON-LE-MOORS

Welcome to this charming purpose-built apartment located in the desirable area of Oakenshaw Croft, Clayton Le Moors, Accrington. This delightful residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

The apartment features a spacious reception room, providing a warm and inviting atmosphere for relaxation and entertaining guests. With two well-appointed bedrooms, there is ample space for rest and privacy. The

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 **2**  **2**  **1**  **C**

- First Floor Apartment
 - Two Bathrooms
 - Allocated Secure Parking
 - EPC Rating: C
- Two Bedrooms
 - Balcony With Countryside Views
 - Tenure: Leasehold
- Open Plan Living And Fitted Kitchen
 - Communal Gardens
 - Council Tax Band: A

Ground Floor

Entrance

Communal entrance.

First Floor

Hall

18'2 x 3'5 (5.54m x 1.04m)

Entrance door, storage cupboard and doors to reception room, two bedrooms and bathroom.

Reception Room

21'1 x 18'2 (6.43m x 5.54m)

UPVC double glazed window, central heating radiator, spotlights, open access to kitchen and UPVC double glazed French doors to balcony.

Kitchen

9'11 x 7'7 (3.02m x 2.31m)

UPVC double glazed window, spotlights, wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge freezer, plumbing for washing machine, part tiled elevations and wood effect laminate flooring.

Bedroom One

13'11 x 10'7 (4.24m x 3.23m)

Central heating radiator, wood effect laminate floor, door to en suite and UPVC double glazed French doors to Juliette balcony.

En Suite

5'11 x 5'7 (1.80m x 1.70m)

Central heated towel rail, spotlights, WC, wall mounted wash basin with mixer tap, direct feed shower in corner enclosure, extractor fan, tiled elevation and tiled floor.

Bedroom Two

15'10 x 7'4 (4.83m x 2.24m)

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

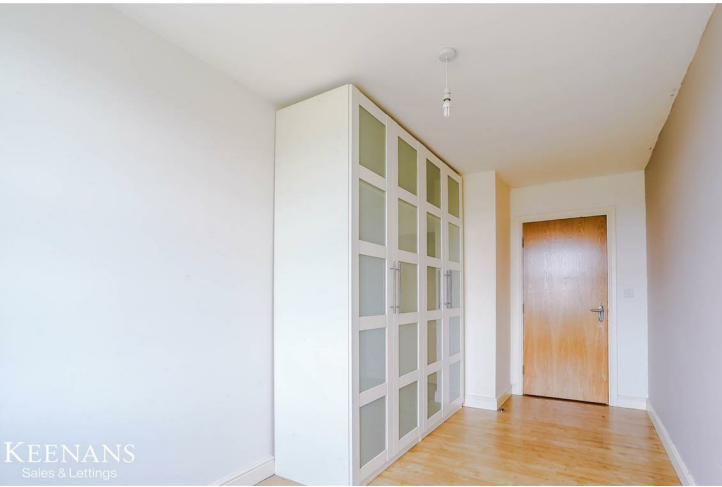
Bathroom

9'5 x 5'4 (2.87m x 1.63m)

Central heated towel rail, spotlights, WC, pedestal wash basin with mixer tap, tiled panel bath, tiled elevation and tiled floor.

External

Communal gardens and secure allocated parking.



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www.keenans-estateagents.co.uk