




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	80
(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		
		

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Lower Barnes Street, Clayton Le Moors, BB5 5SW

£99,950

IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Nestled in the sought-after area of Clayton Le Moors, this charming mid-terraced house on Lower Barnes Street presents an excellent opportunity for first-time buyers and rental investors alike. The property boasts a neutral finish throughout, ensuring a welcoming atmosphere that is ready for you to make your own.

Upon entering, you will find a well-proportioned reception room that flows seamlessly into an open-plan kitchen diner. The home features two generously sized double bedrooms, providing ample space for relaxation and rest. Additionally, the spacious attic room offers versatility, serving as an ideal home office or extra storage space, catering to your individual needs.

Outside, the low-maintenance rear yard is a wonderful feature, allowing you to enjoy outdoor space without the burden of extensive upkeep. This property is not only a comfortable residence but also a practical choice for those seeking a hassle-free lifestyle.

With its prime location and well-thought-out layout, this two-bedroom mid-terraced home is a fantastic find in Clayton Le Moors. Whether you are looking to settle down or invest, this property is ready to welcome you. Don't miss the chance to make it your own.

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Lower Barnes Street, Clayton Le Moors, BB5 5SW

£99,950

 **2**  **1**  **1**  **D**

- Terraced Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Leasehold
- Attic Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Reception Room

14'7 x 12'11 (4.45m x 3.94m)
UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, wood effect flooring and open access to inner hall.

Inner Hall

3'8 x 2'5 (1.12m x 0.74m)
Smoke alarm, stairs to first floor and door to kitchen.

Kitchen

14'6 x 13' (4.42m x 3.96m)
UPVC double glazed window, central heating radiator, wood effect wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, plumbing for washing machine, plumbing for dishwasher, part tiled elevation, tiled floor and UPV double glazed door to rear.

First Floor

Landing

14'8 x 6'6 (4.47m x 1.98m)
Smoke alarm, doors to two bedrooms and further landing.

Bedroom One

14'7 x 9'10 (4.45m x 3.00m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Two

10'3 x 9'6 (3.12m x 2.90m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Further Landing

2'11 x 2'6 (0.89m x 0.76m)
Stairs to second floor and door to bathroom.

Bathroom

10'5 x 4'6 (3.18m x 1.37m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, extractor fan, tiled elevation and tiled floor.

Second Floor

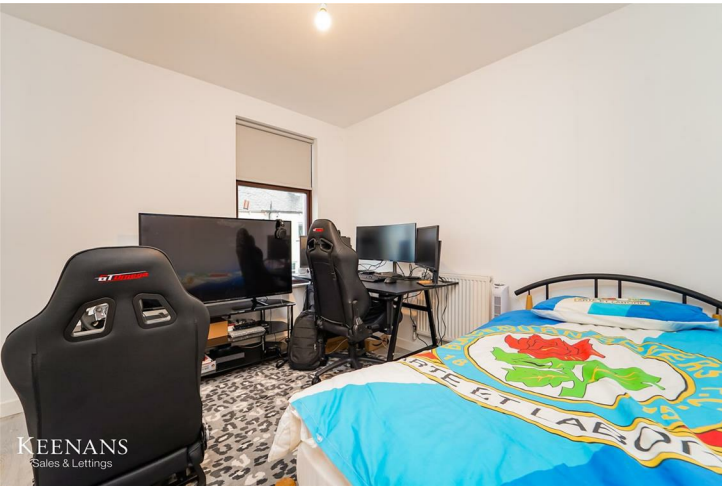
Loft Room

18'6 x 13'3 (5.64m x 4.04m)
Velux window, central heating radiator and wood effect flooring.

External

Rear

Enclosed yard, artificial lawn and gated access to rear.



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