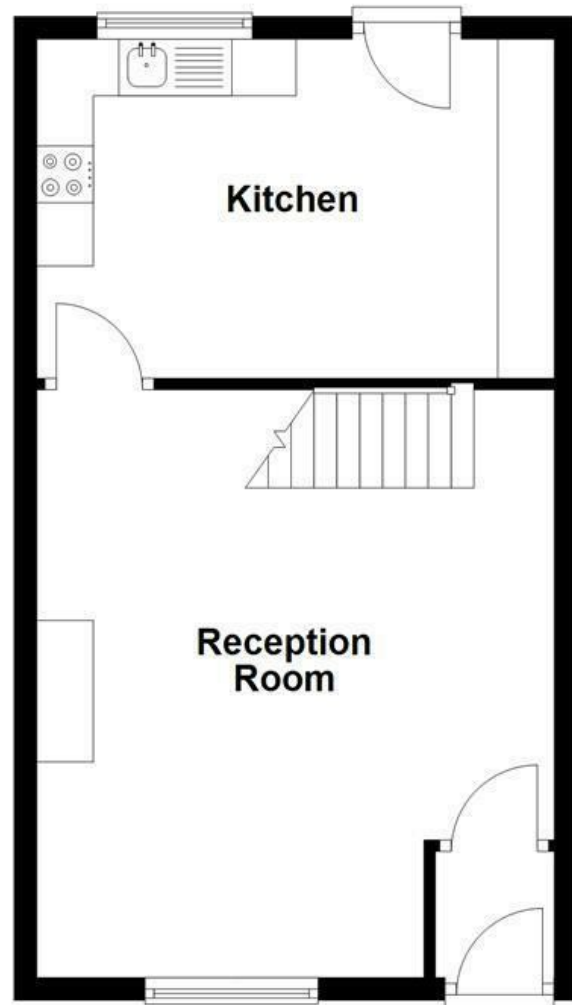
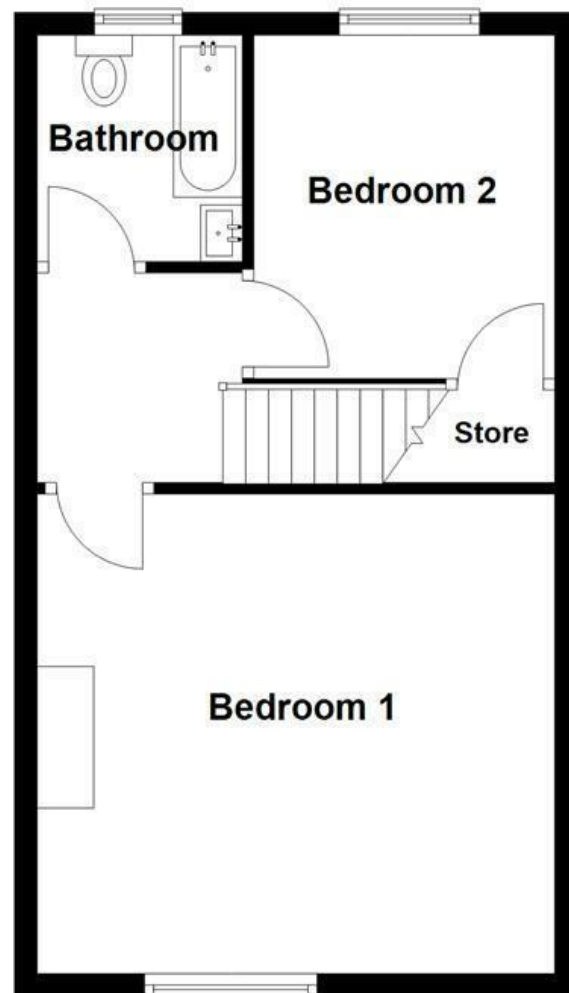


Ground Floor



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.

Hyndburn Bridge, Clayton Le Moors, BB5 5SQ

£160,000

CHARMING TWO BEDROOM MID TERRACE COTTAGE

Welcome to Hyndburn Bridge! This cottage offers a perfect blend of comfort and convenience. With two spacious bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

As you enter, you are welcomed into a large lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The country-style kitchen is a delightful feature, offering ample space for cooking and dining, making it a wonderful hub for family gatherings or quiet meals at home.

The rear yard adds to the appeal of this cottage, providing an outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day.

Location is key, and this property does not disappoint. Situated close to motorway links, commuting to nearby towns and cities is made easy, while local amenities are just a stone's throw away, ensuring that all your daily needs are met with convenience.

This cottage is a fantastic opportunity for those looking to embrace a comfortable lifestyle in a well-connected area. Don't miss the chance to make this charming property your new home.

Hyndburn Bridge, Clayton Le Moors, BB5 5SQ

£160,000



- Mid Terrace Cottage
 - Bursting with Charm
 - On Street Parking
 - EPC Rating TBC
- Two Bedrooms
 - Neutral Decoration Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Low Maintenance Exterior
 - Council Tax Band B

Ground Floor

Entrance Vestibule

3'8 x 3'5 (1.12m x 1.04m)
Hardwood front door, tiled flooring and door to reception room.

Reception Room

17'0 x 15'0 (5.18m x 4.57m)
Hardwood double glazed window, central heating radiator, exposed beams, two feature wall lights, gas fire with brick surround, television point, wood effect flooring, door to kitchen and stairs to first floor.

Kitchen

14'7 x 9'10 (4.45m x 3.00m)
Hardwood double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, integrated oven with four ring gas hob and extractor hood, ceramic sink ad drainer with high spout mixer tap, integrated fridge freezer, exposed beam, spotlights, tiled flooring and hardwood door to rear.

First Floor

Landing

5'10 x 5'9 (1.78m x 1.75m)
Doors leading to two bedrooms and bathroom.

Bedroom One

15'1 x 13'7 (4.60m x 4.14m)
Hardwood double glazed window, central heating radiator and loft access.

Bedroom Two

10'3 x 8'9 (3.12m x 2.67m)
Hardwood double glazed window, central heating radiator and over stairs storage.

Bathroom

7'2 x 5'5 (2.18m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with overhead direct feed rainfall shower and rinse head, tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed yard.

Front

Paved forecourt with bedding areas.



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