



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.

Whalley Road, Clayton Le Moors, BB5 5EE

£110,000

AN OUTSTANDING FAMILY HOME

Having undergone a full transformation with modern fixtures and fittings, neutral decoration and no chain delay, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Clayton Le Moors. With spacious rooms throughout, open plan kitchen diner and being a complete blank canvas, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Burnley, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to an open plan kitchen diner which boasts modern wall and base units and integrated appliances which leads out to the rear and houses a staircase to the first floor. The first floor comprises of doors on to three bedrooms and a modern shower room. Externally there is an enclosed yard to the rear with brick built out-building.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Whalley Road, Clayton Le Moors, BB5 5EE

£110,000

 3  1  1  C

- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Three Bedrooms
 - Three Piece Shower Room
 - Tenure: Leasehold
- Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'7 x 3'1 (1.09m x 0.94m)
Hardwood single glazed entrance door, hardwood single glazed frosted door to reception room.

Reception Room
15' x 12'9 (4.57m x 3.89m)
UPVC double glazed window, central heating radiator, meter cupboard, TV point and open access to kitchen.

Kitchen
15' x 13'9 (4.57m x 4.19m)
UPVC double glazed window, central heating radiator, spotlights, smoke alarm, white gloss wall and base units, wood effect worktops, one and half bowl granite effect sink with draining board and mixer tap, integrated New World electric oven, four ring Neff induction hob, space for fridge freezer, plumbing for washing machine, under stairs storage, wood effect laminate floor, stairs to first floor and UPVC double glazed frosted door to rear.

First Floor

Landing
10'9 x 8' (3.28m x 2.44m)
Smoke alarm and doors to three bedrooms and shower room.

Bedroom One
15' x 8'3 (4.57m x 2.51m)
UPVC double glazed window and central heating radiator.

Bedroom Two
10'11 x 6'8 (3.33m x 2.03m)
UPVC double glazed window, central heating radiator and TV point.

Bedroom Three
8' x 7'8 (2.44m x 2.34m)
UPVC double glazed frosted window and central heating radiator.

Shower Room
10'6 x 7'4 (3.20m x 2.24m)
Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed walk-in rainfall shower, extractor fan, tiled elevation and tile effect vinyl flooring.

External

Rear
Enclosed yard, brick built outbuilding and gated access to rear.

