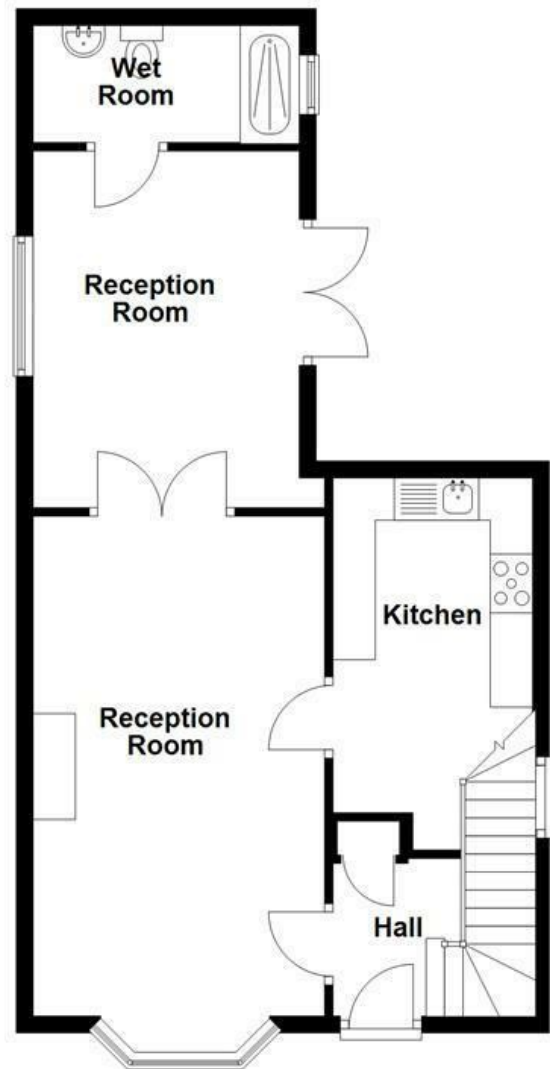
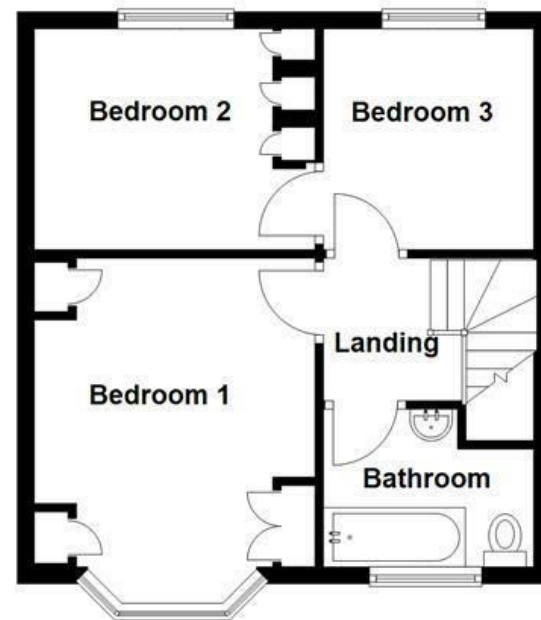


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(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.

Blackburn Road, Clayton Le Moors, BB5 5JT

£200,000

ENVIABLE THREE BEDROOM SEMI DETACHED HOME

Located on Blackburn Road in the charming area of Clayton Le Moors, Accrington, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you will find two spacious living areas that provide ample room for relaxation and entertaining. The contemporary kitchen is well-equipped, making it a joy for any home cook to prepare meals.

The property boasts three generously sized double bedrooms, ensuring that there is plenty of space for family or guests. The convenience of a downstairs wet room adds to the practicality of the home, while the family bathroom on the first floor caters to the needs of the household.

Outside, the property features a lovely laid-to-lawn garden, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, the driveway accommodates multiple cars, providing ease of access and parking.

Situated close to motorway links, this home is perfectly positioned for those who commute or wish to explore the surrounding areas. With its excellent location and modern amenities, this property is an ideal choice for families or professionals seeking a comfortable and convenient lifestyle. Don't miss the opportunity to make this charming house your new home.

Some photos have been virtually staged to help you envision your dream home!

Blackburn Road, Clayton Le Moors, BB5 5JT
£200,000

 3  2  2  C

- Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating: C
- Three Bedrooms
 - Two Bathrooms
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Hall

7'9 x 6'1 (2.36m x 1.85m)
UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, storage, wood effect flooring, stairs to first floor and door to reception room one.

Reception Room One

19'5 x 11'4 (5.92m x 3.45m)
UPVC double glazed bay window, central heating radiator, coving, wall mounted electric fire, wood effect flooring, door to kitchen and double doors to reception room two.

Reception Room Two

13'10 x 9'1 (4.22m x 2.77m)
UPVC double glazed frosted window, central heating radiator, coving, wood effect flooring, door to wet room and UPVC double glazed French doors to rear.

Kitchen

14'11 x 7'8 (4.55m x 2.34m)
UPVC double glazed window, central heated towel rail, gloss wall and base units, granite effect worktops and splash backs, stainless steel sink with spring mixer tap, integrated oven and microwave in high rise unit, five burner gas hob, extractor hood, stainless steel splash back, integrated fridge freezer, integrated dishwasher, under unit spotlights, plinth lighting, tiled floor and UPVC double glazed frosted door to side.

Wet Room

8'7 x 4'7 (2.62m x 1.40m)
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, tiled elevation and tiled floor.

First Floor

Landing

8'3 x 6'4 (2.51m x 1.93m)
UPVC double glazed frosted window, coving, loft access and doors to three bedrooms and bathroom.

Bedroom One

12' x 10'11 (3.66m x 3.33m)
UPVC double glazed bay window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

11'4 x 8'6 (3.45m x 2.59m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

8'6 x 7'11 (2.59m x 2.41m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

7'9 x 6'3 (2.36m x 1.91m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, panel bath with jets, wall mounted mixer tap and direct feed rainfall shower over, extractor fan, tiled elevation and wood effect flooring.

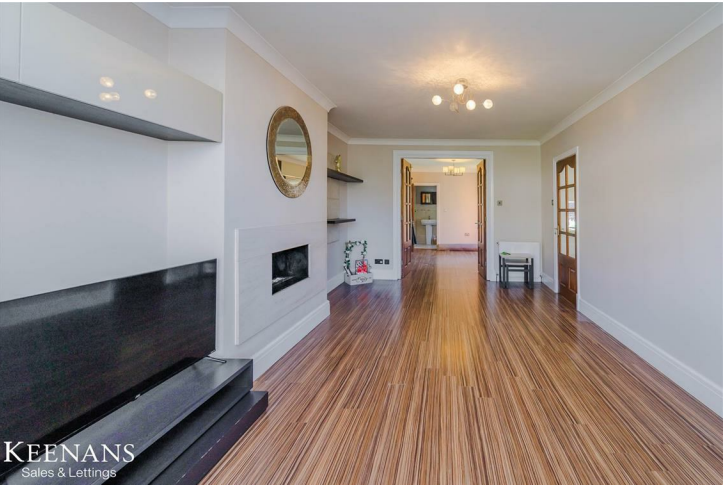
External

Front

Laid to lawn garden, block paved drive and external lighting.

Rear

Enclosed laid to lawn garden, paving, stone chips and external lighting..



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