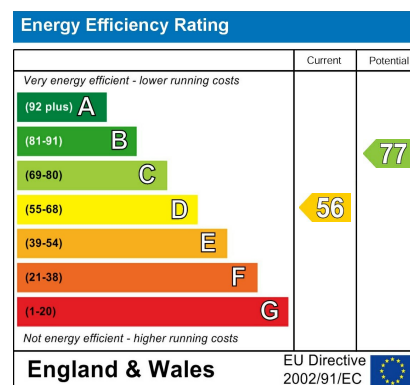


Total area: approx. 86.6 sq. metres (932.4 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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 5HE

Offers In Excess Of £105,000

A FANTASTIC THREE BEDROOM MID TERRACED PROPERTY

Having been updated and presented to a beautiful standard throughout with spacious rooms, neutral decor and no chain delay, this beautifully maintained three bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Clayton Le Moors. Benefitting from two reception rooms, three generously sized bedrooms and added kitchen extension, this property is the perfect home for a growing family or couple! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads openly on to a kitchen. The first floor comprises of doors on to three generously sized bedrooms and a four piece bathroom suite. Externally there is an enclosed yard to the rear with outbuilding and garden to the front.

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

Whalley Road, Clayton Le Moors, BB5 5HE

Offers In Excess Of £105,000

 3  1  2  D

- Terraced Property
 - Four Piece Bathroom
 - Close to Amenities
 - EPC Rated D
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band Is A
- Three Bedrooms
 - Ideal First Time Buy
 - Freehold Property

Ground Floor

Fully enclosed rear yard.

Entrance

Enter via a rock door.

Hall

Coving to ceiling, central heating radiator, wood effect flooring, stairs to first floor and doors to reception rooms one and two.

Reception Room One

11'4" x 10'2" (3.45 x 3.10)

UPVC double glazed window, central heating radiator, coving to ceiling, television point, storage housing gas meter.

Reception Room Two

14'3" x 13'5" (4.34 x 4.09)

UPVC double glazed window, central heating radiator, coving to ceiling, television point and open to kitchen.

Kitchen

9'8" x 7'4" (2.95 x 2.24)

Light wood wall and base units, granite effect worktops and complementary tiled splashbacks, stainless steel sink, drainer and mixer tap, four ring gas hob with built in oven and extractor fan, plumbing for washing machine, tiled flooring, central heating radiator, two UPVC double glazed windows and UPVC door to rear.

First Floor

Landing

Coving to ceiling and doors to three bedrooms and bathroom.

Bedroom One

12'11" x 7'9" (3.94 x 2.36)

UPVC double glazed window, central heating radiator, coving to ceiling, built in wardrobe and television point,

Bedroom Two

10'8" x 7'5" (3.25 x 2.26)

UPVC double glazed window, central heating radiator, television point and enclosed boiler.

Bedroom Three

9'5" x 7'2" (2.87 x 2.18)

UPVC double glazed window, central heating radiator and television point,

Bathroom

10'6" x 5'9" (3.20 x 1.75)

Four piece white suite comprising of low level WC, pedestal wash basin, panelled bath, shower cubicle with direct feed shower, stainless steel towel radiator and tiled elevations.

External

Front

Tiered garden with steps leading to the property.

Rear



Tel: 01254389384

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