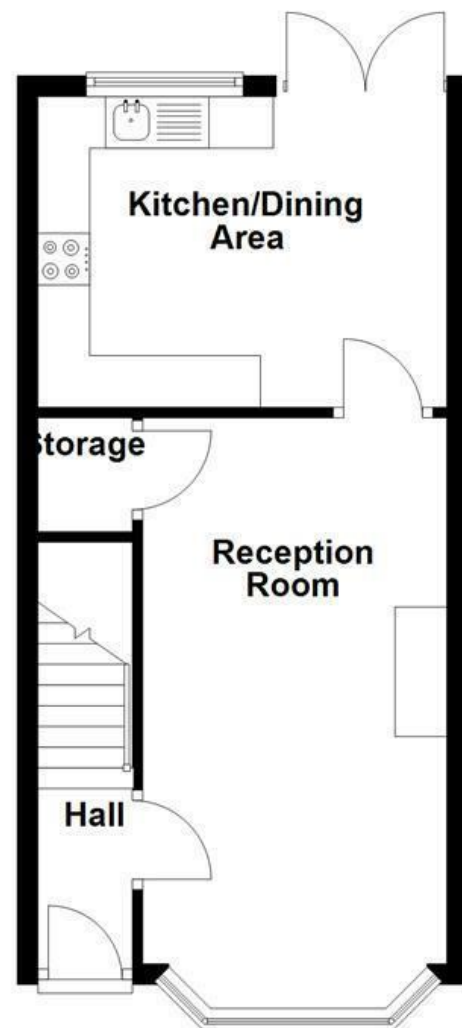
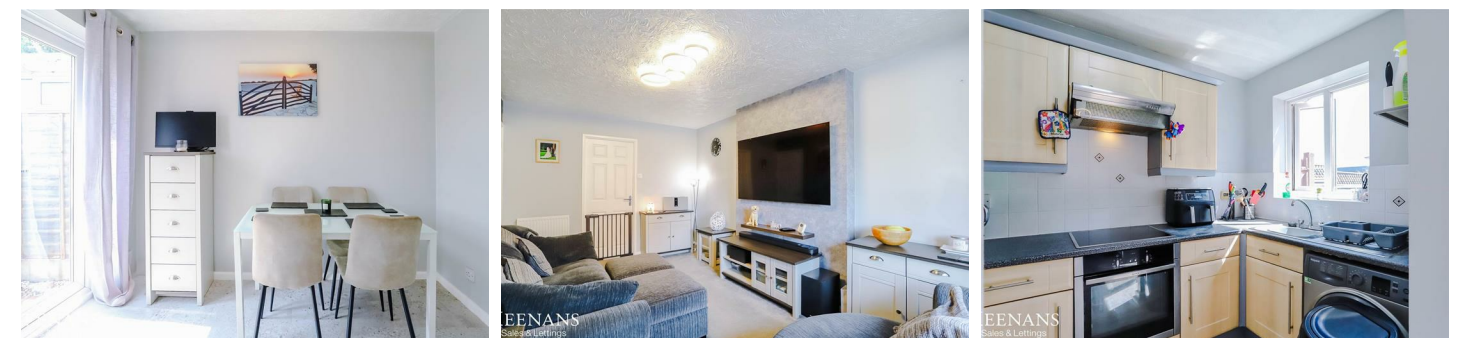
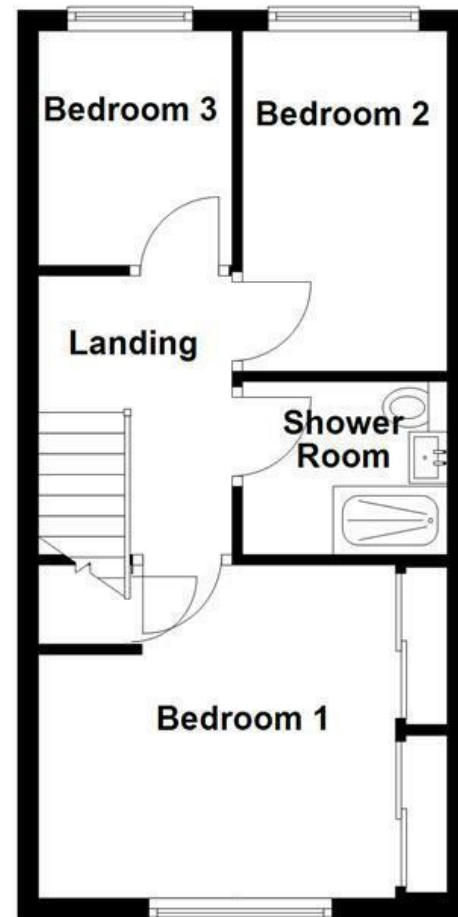


Ground Floor



First Floor



Collingwood, Clayton Le Moors, BB5 5QP

£170,000

ENVIABLE THREE BEDROOM SEMI DETACHED FAMILY HOME

This delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are welcomed by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The open plan kitchen diner is a standout feature, designed to create a seamless flow between cooking and dining, making it an excellent space for family gatherings or casual meals.

The large south facing garden (not overlooked) and with heaps of potential, is a true gem, offering ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. Additionally, the property benefits from a driveway, providing convenient off-road parking, a valuable asset in today's busy world.

This home is not just a place to live; it is a sanctuary that combines practicality with a welcoming environment. With its desirable location and thoughtful layout, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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.

Collingwood, Clayton Le Moors, BB5 5QP

£170,000

 3  1  1  C

- Tenure Freehold
 - Off Road Parking
 - Fitted Kitchen And Newly Fitted Three Piece Shower Room
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Viewing Essential
 - Ample South Facing Garden Space
- EPC Rating C
 - Ideal First Time Buyer Or Family Home
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

7' x 3'4 (2.13m x 1.02m)

Central heating radiator, stairs to first floor and door to reception room.

Reception Room

17'4 x 9'8 (5.28m x 2.95m)

UPVC double glazed bow window, two central heating radiators, television point, under stairs storage and kitchen/dining area.

Kitchen/Dining Area

13' x 9'10 (3.96m x 3.00m)

UPVC double glazed window, panel wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, space for fridge freezer, plumbed for washing machine, lino flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'3 x 6'2 (2.82m x 1.88m)

UPVC double glazed frosted window, doors to three bedrooms and shower room.

Bedroom One

12'10 x 8'9 (3.91m x 2.67m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

10'9 x 6'6 (3.28m x 1.98m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'5 x 6'2 (2.26m x 1.88m)

UPVC double glazed window and central heating radiator.

Shower Room

6'3 x 5'6 (1.91m x 1.68m)

Dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower with rinse head, tiled elevation, extractor fan, spotlights and wood effect flooring.

External

Rear

Enclosed laid to lawn south facing garden with paved patio.

Front

Tarmac drive.



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