



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Norfolk Close, Clayton Le Moors, BB5 5RE

£170,000

IMPRESSIVE THREE BEDROOM FAMILY HOME

Welcome to Norfolk Close, Clayton Le Moors, Accrington, this delightful quasi semi-detached house presents an excellent opportunity for families seeking a comfortable and stylish home. Boasting three well-proportioned bedrooms, The property also offers ample space for family living, with the potential to convert a fourth bedroom if desired, due to previously being four bedrooms.

Upon entering, you are welcomed into a spacious lounge that features tasteful decor, creating a warm and inviting atmosphere perfect for relaxation and entertaining. The stunning kitchen is equipped with modern fixtures and fittings, making it a joy for any home cook to prepare meals and gather with loved ones.

Convenience is key in this home, with a downstairs WC for guests and a family bathroom located on the first floor, ensuring that the needs of the household are well catered for.

The exterior of the property is equally impressive, featuring a gorgeous landscaped garden that provides a serene outdoor space for children to play or for hosting summer gatherings. Additionally, the driveway offers off-road parking, complemented by a garage for extra storage or vehicle accommodation.

This property is not just a house; it is a wonderful family home that combines comfort, style, and practicality in a sought-after location. With its appealing features and potential for further development, it is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely property your own.

Norfolk Close, Clayton Le Moors, BB5 5RE

£170,000

 3  1  1  D

- Spacious Quasi Semi Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking and Garage
 - EPC Rating D
- Three Bedrooms
 - Ample Living Space
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Immaculate Rear Garden
 - Council Tax Band A

Ground Floor

Entrance Hall

11'0 x 6'5 (3.35m x 1.96m)
Composite double glazed frosted front door, central heating radiator, spotlights, doors leading to store, WC, reception room, kitchen/dining area and stairs to first floor.

Store

5'8 x 2'11 (1.73m x 0.89m)
Smoke detector, plumbing for washing machine, spotlights and wood effect flooring.

WC

4'9 x 2'7 (1.45m x 0.79m)
UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, extractor fan, spotlights and wood effect flooring.

Reception Room

14'9 x 14'5 (4.50m x 4.39m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire, television point, wood effect flooring and UPVC double glazed door to rear.

Kitchen/Dining Area

18'9 x 11'6 (5.72m x 3.51m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, integrated oven with four ring induction hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, television point, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

20'2 x 5'11 (6.15m x 1.80m)
UPVC double glazed window, loft access, smoke detector, spotlights, doors leading to three bedrooms, bathroom and storage.

Bedroom One

15'7 x 11'7 (4.75m x 3.53m)
Two UPVC double glazed windows, two central heating radiators and fitted wardrobes.

Bedroom Two

11'8 x 9'11 (3.56m x 3.02m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'1 x 7'8 (2.77m x 2.34m)
UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 5'11 (2.31m x 1.80m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps, overhead direct feed rainfall shower and rinse head, spotlights, fitted storage, extractor fan and tiled effect flooring.

External

Rear

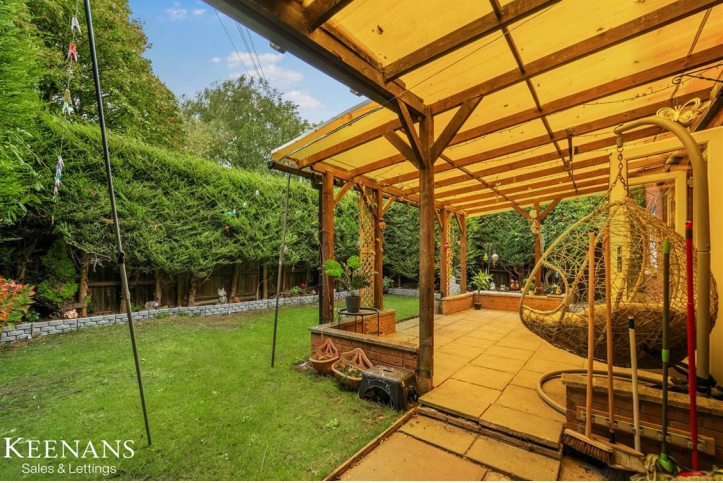
Enclosed garden with laid to lawn, paving, stone chippings, bedding areas and external lighting.

Front

Driveway and access to garage.

Garage

19'2 x 11'11 (5.84m x 3.63m)
Power and lighting.



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