

Kiln Croft, Clayton-Le-Woods

PR6 7UA

£180,000



Located at the end of a quiet cul de sac with a delightful and private rear garden in a popular and sought after residential area, this two bedroom semi detached property has plenty to offer and would make a perfect first time buy or investment where you could expect a return of around 5%. The driveway can accommodate two vehicles and leads to the main entrance. Step into the vestibule and from there into the reception room with oak and glass staircase leading off, and French windows opening to the rear garden. The kitchen comprises a range of wall and base units with gas hob, electric oven and grill, double Belfast sink and space, power and plumbing for appliances. Externally the garden is lovely and secluded and mainly laid to lawn with seating area, making it the perfect place to relax at the end of the day. Back inside to the first floor are two double bedrooms, the larger housing the Worcester combi boiler, and the family bathroom comprising bath with screen and rainfall shower over, shower attachment, wc, wash hand basin and ladder heated towel rail. With easy access to primary transport routes, village and town centre amenities and ready to move in to, this is a lovely place to call home.



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Council Tax band: B

Tenure: Freehold

- Semi detached property
- Cul de sac location
- Two bedrooms
- Off road parking
- Private rear garden
- Media tour



Eccleston Branch

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Coppull Branch

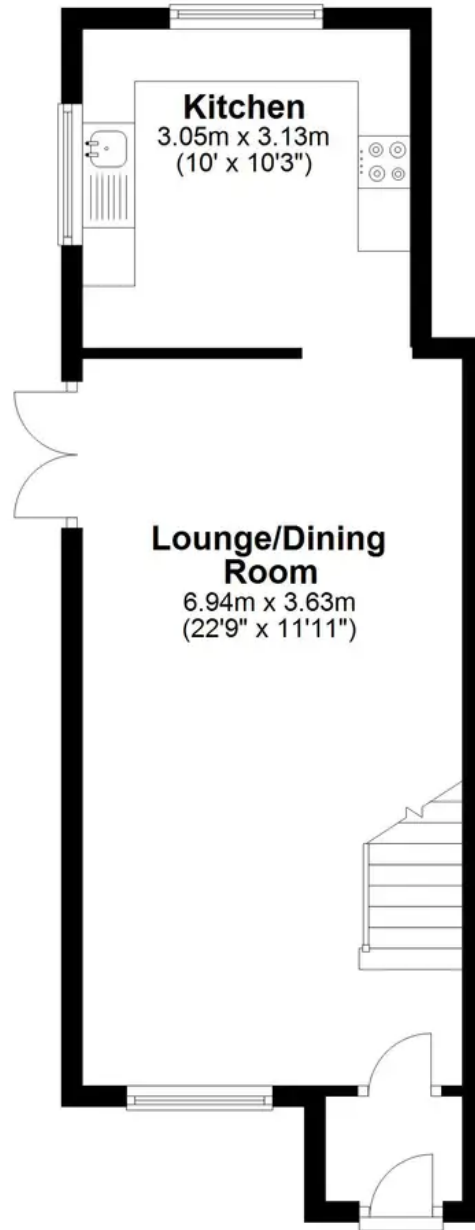
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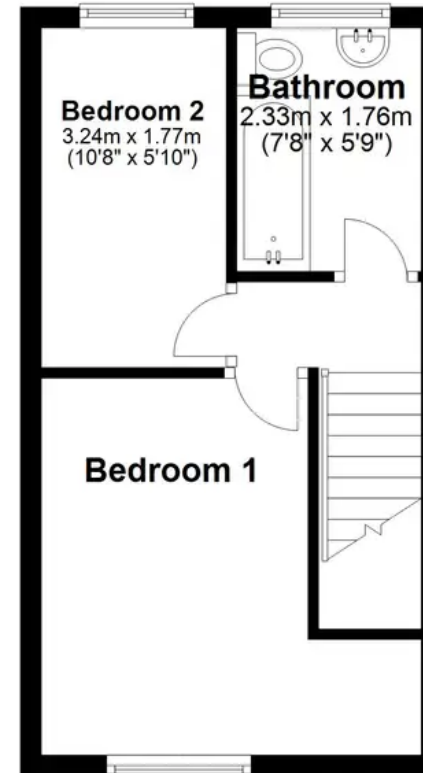
Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



First Floor

Approx. 25.2 sq. metres (271.2 sq. feet)



Total area: approx. 61.7 sq. metres (664.0 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.