



21 Spring Meadows

Clayton-le-moors

Offers in the Region of: £179,950



**Pendle Hill
Properties**



21 Spring Meadows, Clayton-le-moors

£179,950 Offers in the Region of

A three-bedroom semi-detached recently modernised property briefly comprises a lounge, kitchen/dining room, downstairs WC, three bedrooms, bathroom, rear garden, and driveway.



LOUNGE

A spacious lounge boasting an attractive central electric fireplace with wooden mantel briefly comprises carpeted flooring, two radiators, a ceiling light point, and two double-glazed windows to the front.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary quartz worktops briefly comprises a four-ring AEG gas hob with AEG overhead extractor, integrated fridge/freezer, oven, composite sink with drainers, and mixer tap, tiled splashback, space for a washing machine, and dryer, laminate wood flooring, ceiling spotlights, radiator, double-glazed windows to the rear, and uPVC doors to the rear.

DOWNSTAIRS WC

Located to the front of the property the downstairs wc briefly comprises a low-level wc, storage basin sink, laminate wood flooring, radiator, ceiling light point, and one double-glazed frosted window.

BEDROOM ONE

A spacious double bedroom located on the first floor with two double-glazed windows overlooking the front of the property briefly comprises carpeted flooring, a radiator, and a ceiling light point.

BEDROOM TWO

Another bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises carpeted flooring, radiator, and ceiling spotlights.

BATHROOM

A family bathroom briefly comprising a bath with overhead shower attachment, low-level wc, storage basin sink, radiator, laminate wood flooring, and ceiling light point.

BEDROOM THREE

The third bedroom briefly comprises carpeted flooring, a radiator, a ceiling light point, and a double-glazed window to the front.

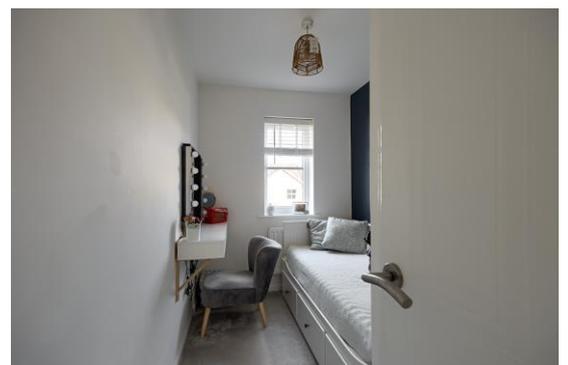
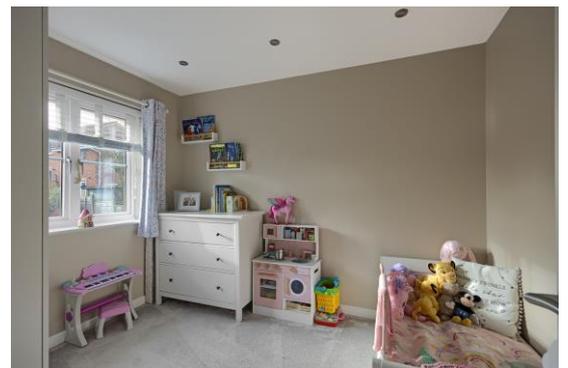
EXTERNAL

To the rear is a private garden with a patio area.

ADDITIONAL INFORMATION

Tenure = Leasehold, £75 rent, 972 years remaining.

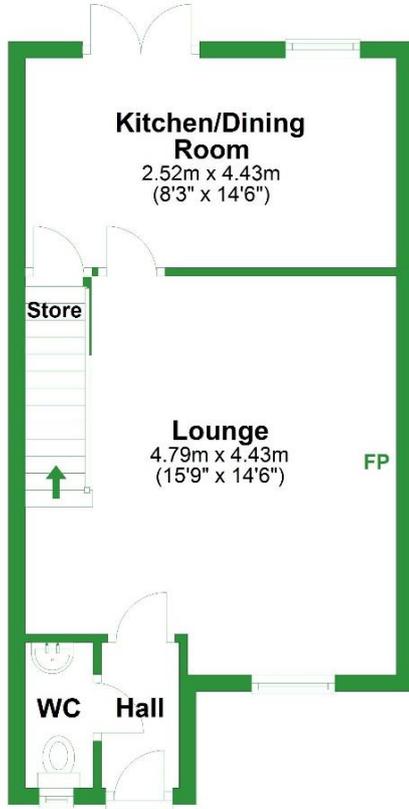
Council Tax Band = B





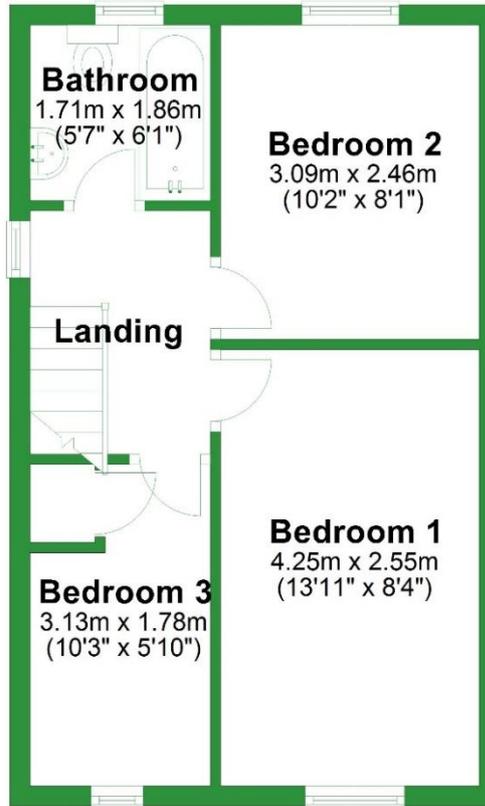
Ground Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 68.2 sq. metres (733.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill Properties

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