



PROCTORS

ESTATE AGENTS

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54 Charles Street, Clayton Le Moors, Accrington

Offers over £340,000.

An outstanding, modern detached house providing superb family accommodation and enjoying an excellent location facing Mercer Park and with all local amenities nearby including the highly rated All Saints and St Mary's primary schools within approximately half a mile. The property has been improved to the highest standards internally and externally and has the added advantage of a fabulous garden room which is of the highest quality with double glazing, power and lighting and could be utilized for many possible uses either for leisure or work purposes (see photos). There are four bedrooms, 2 bathrooms, an attractive lounge, a superb open plan fully fitted breakfast kitchen, an excellent conservatory with a slated roof for all year use, a separate utility room and two-piece cloakroom. It is well presented throughout, has gas central heating and PVC double glazing. Externally, the property has low maintenance gardens to the front and rear, a double width driveway and an integral garage. In our opinion, this is an excellent family property with the added advantage of the multi-purpose garden room.



54 Charles Street, Clayton Le Moors, Accrington

Viewing is highly recommended.

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed window & door, tiled flooring

ENTRANCE HALL

Laminate flooring, radiator

OPEN-PLAN BREAKFAST/DINING FULLY FITTED KITCHEN

20' 6" x 10' 6" (6.25m x 3.2m) Wall & floor units including drawers, built in oven, gas hob, single drainer sink unit, PVC double glazed window, laminate flooring, spotlighting, pantry under stairs, folding doors to conservatory

UTILITY ROOM

6' 11" x 5' 10" (2.11m x 1.78m) Plumbed for washer, radiator, PVC double glazed window & door, laminate flooring, gas fired central heating boiler unit

TWO PIECE CLOAKROOM

Wash basin, WC, PVC double glazed window, radiator

CONSERVATORY

11' 3" x 8' 9" (3.43m x 2.67m) Fully slated roof, vaulted ceiling with velux double glazed window, PVC double glazed window & french doors, tiled flooring

LOUNGE

13' 9" x 11' 3" (4.19m x 3.43m) Electric fire in fire surround, radiator, PVC double glazed window, wall lightings

STAIRS TO FIRST FLOOR

LANDING

Storage cupboard, loft access - part boarded with light

BEDROOM ONE

12' x 10' 10" (3.66m x 3.3m) Fitted wardrobes, radiator, PVC double glazed window, spotlighting

EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazing

BEDROOM TWO

10' 4" x 10' (3.15m x 3.05m) PVC double glazed window, built in wardrobes



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	55

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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BEDROOM THREE

13' 8" x 8' 3" (4.17m x 2.51m) PVC double glazed window, double radiator, built in wardrobe

BEDROOM FOUR

12' x 6' 11" (3.66m x 2.11m) PVC double glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower above & screen, wash basin, WC, PVC double glazed window, fully tiled walls & floor

OUTSIDE

Low maintenance gardens to the front & rear, double driveway, lawned & patio areas

GARAGE

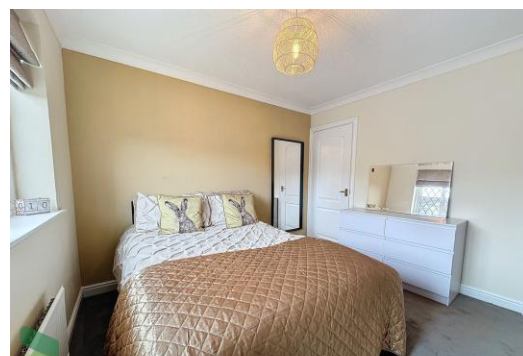
16' 6" x 8' 4" (5.03m x 2.54m) up & over door, PVC double glazed window & door

GARDEN ROOM/PLAY ROOM

9' 3" x 10' 11" (2.82m x 3.33m) Wood panelled walls, fitted bar, laminate flooring, double doors, side door, two sets of tilt & turn double glazed windows

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	79 C
39-54	E		
21-38	F		