



4 Sweet Briar Close
Clayton-Le-Moors
Offers in the Region of: £199,950



**Pendle Hill
Properties**



4 Sweet Briar Close, Clayton-Le-Moors

£199,950 Offers in the Region of

A great home located in Clayton-Le-moors, briefly comprises a lounge, kitchen, dining room, downstairs WC, three bedrooms, family bathroom, rear patio, front and back garden, driveway, garage, and an outbuilding.



LOUNGE

Located to the front of the property, the lounge briefly comprises carpeted flooring, a mantle with an electric fire, ceiling and wall-mounted light points, a radiator, and a large bay window.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops, comprises an integrated oven with a four-ring gas hob and overhead extractor, stainless steel sink with drainers and mixer tap, laminate wood flooring, a radiator, ceiling spotlights, a double-glazed window, and a upvc door to the rear.

DINING ROOM

The dining room briefly comprises a radiator, ceiling light point, laminate wood flooring, wall-mounted units, and two double-glazed windows.

DOWNSTAIRS WC

The downstairs WC briefly comprises a low-level WC, a pedestal sink, laminate flooring, a radiator, frosted window and a ceiling light point.

BEDROOM ONE

The main bedroom briefly comprises carpeted flooring, ceiling light point, a radiator, integrated storage, and four double-glazed windows.

BEDROOM TWO

The second bedroom comprises carpeted flooring, a ceiling light point, a radiator, and two double-glazed windows.

BATHROOM

The bathroom briefly comprises a low-level WC, bath, walk-in shower with overhead attachment, tiled flooring, ceiling spotlights, towel warmer, pedestal sink, and two frosted windows.

BEDROOM THREE

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

EXTERNAL

To the rear of the property, there is a patio with a garden area boasting mature shrubs and an outbuilding.

To the front of the property, there is a garden, a driveway for multiple cars, and a garage.

ADDITIONAL INFORMATION

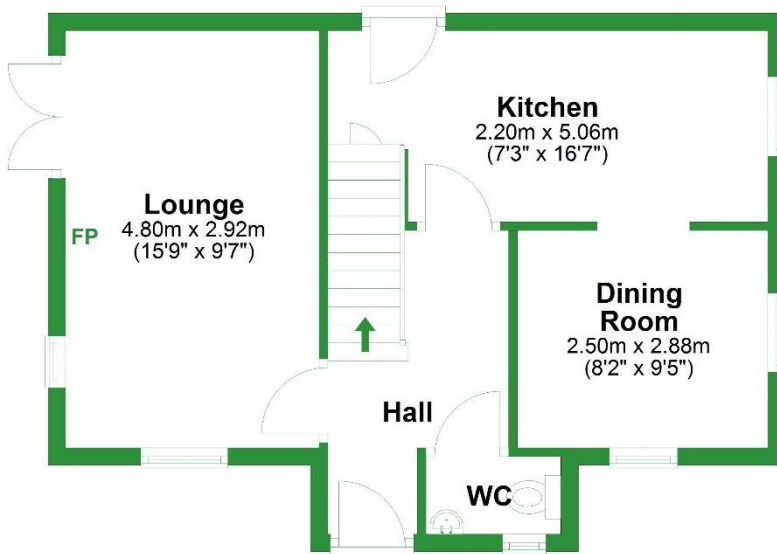
Tenure = Freehold

Council Tax Band = C



Ground Floor

Approx. 41.4 sq. metres (446.1 sq. feet)

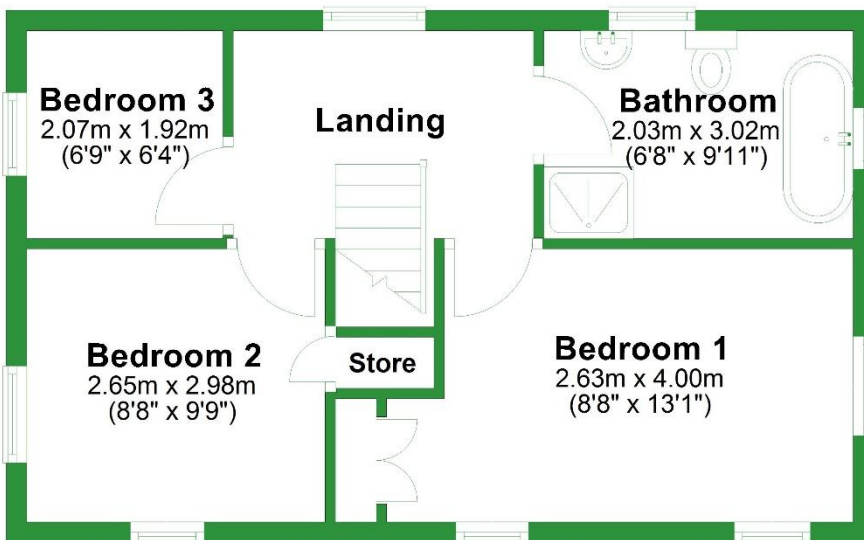


Total area: approx. 80.2 sq. metres (863.5 sq. feet)

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

FIRST FLOOR

Approx. 38.8 sq. metres (417.4 sq. feet)



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).



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