



*25 Woodland Drive
Clayton Le moors
Offers Over: £179,950*



Tel: 01282 772048 Web: www.pendlehillproperties.co.uk Email: info@pendlehillproperties.co.uk
Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



25 Woodland Drive, Clayton Le Moors

A well-presented, three-bedroom semi-detached home, conveniently located in a popular area of Clayton Le Moors, close to Wilson Playing Fields, local amenities and major transport links.

Briefly comprising, entrance porch, hall, lounge, kitchen/dining room, and downstairs shower room on the ground floor, along with three double bedrooms, shower room and WC on the first floor.

Externally the property has a private drive allowing parking for two vehicles, and single garage with remote controlled electric door to the front, along with a delightful rear garden with paved patio area, lawn, and mature planted borders.



ENTRANCE PORCH

A UPVC entrance door opens into the entrance porch, briefly comprising, radiator, tiled flooring, and ceiling light point.

HALL

The hall, briefly comprises, first floor staircase, carpeted flooring, and ceiling light point. The hall allows access to the garage.

LOUNGE

The lounge with large UPVC double glazed window overlooking the front of the property, briefly comprising, wooden fire surround with living flame gas fire on a marble hearth with back boiler, radiator, carpeted flooring, and ceiling light point.

KITCHEN/DINING ROOM

The open plan kitchen/dining room with two UPVC double glazed windows overlooking the rear garden

The kitchen area, briefly comprises, a range of base and wall mounted units with complementary laminate work surfaces, ceramic tile splashbacks, black sink with drainer and black mixer tap, integrated appliances, comprising, Hotpoint electric oven, Neff stainless steel five ring gas hob, overhead extractor, space for an under-counter fridge, vinyl flooring, and ceiling light point.

The dining area, briefly comprises, under-stairs storage cupboard, two radiators, carpet, and ceiling light point.

DOWNSTAIRS SHOWER ROOM

Accessed from the dining room with UPVC frosted window, briefly comprises, shower enclosure with Mira electric shower, wash hand basin with chrome taps, low level WC, ceramic wall tiles, space and plumbing for a washing machine, radiator, vinyl flooring, and ceiling light point.

FIRST FLOOR LANDING

The spacious first floor landing with UPVC double glazed window, briefly comprises, carpeted flooring, and storage loft access.

BEDROOM ONE

A spacious double bedroom with two UPVC double glazed windows overlooking the front of the property, with lovely views of Pendle Hill, briefly comprising, built in wardrobe, radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, with lovely views of Pendle Hill, briefly comprising, built in storage cupboard housing the instant hot water tank, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

Another double bedroom with UPVC double glazed window overlooking the rear garden, briefly comprising, radiator, carpeted flooring, and ceiling light point.

SHOWER ROOM

The shower room with large UPVC double glazed frosted window, briefly comprises, walk in double shower enclosure with Mira electric shower, white vanity unit housing the ceramic sink with chrome mixer tap, UPVC wall panels, chrome towel warmer, laminate flooring, and chrome ceiling spotlights.

WC

The WC with UPVC double glazed frosted window, briefly comprises, low level WC, laminate flooring, and chrome ceiling spotlight.

EXTERNAL

Externally the property has a private drive allowing parking for two vehicles, and single garage with remote controlled electric door to the front, along with a delightful rear garden with paved patio area, lawn, and mature planted borders.

ADDITIONAL INFORMATION

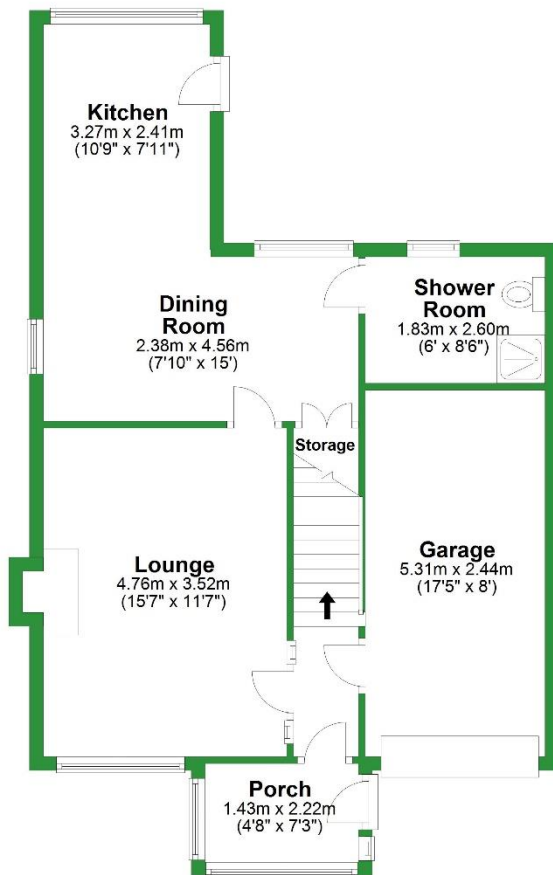
Tenure = Leasehold, with an annual ground rent of £7.

Council Tax = Band C



Ground Floor

Approx. 64.1 sq. metres (689.8 sq. feet)



Total area: approx. 116.7 sq. metres (1256.0 sq. feet)

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

First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

154 Whalley Road Read Burnley Lancashire BB12 7PN

e info@pendlehillproperties.co.uk callum@pendlehillproperties.co.uk

w pendlehillproperties.co.uk



@PendleHillProps



Find us on Facebook

