



5 The Coppice

Clayton Le Moors | Lancashire | BB5 5RU

MSW HEWETSONS



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Guide Price of £159,500

Particulars of sale

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An attractive semi-detached bungalow situated in a popular and accessible residential area, with easy access to local facilities and the motorway network.

Construction

The property is constructed of brickwork with pitched interlocking tiled roof supported on timber.

Accommodation Comprising

Ground Floor

Entrance Hallway

Upvc double glazed door and side window. Two double panel central heating radiators, coved ceiling, open tread timber staircase leading to first floor accommodation.

Sitting Room

Upvc double glazed window to front elevation, single panel central heating radiator, 'Belling' electric fire, coved ceiling, wall and ceiling light points.

Bedroom One

Upvc double glazed window to rear elevation, single panel central heating radiator, fitted wardrobes and cupboards.

Dining Room

Upvc double glazed French doors leading to rear garden areas and patio, single panel central heating radiator, coved ceiling, ceiling lighting, serving hatch to kitchen.

Kitchen

Range of fitted base and wall units with complementary work surfaces and splashbacks. Composite drainer sink with chromed mixer tap. 'Hotpoint' four ring ceramic hob, steel and glazed extractor canopy, built in 'Hotpoint' oven and grill. Built in freezer. Plumbed for washing machine. 'Bosch' washing machine and fridge included. Upvc double glazed window to front elevation, upvc double glazed side doorway. Wall mounted 'Worcester gas boiler providing central heating and domestic hot water.

Shower Room

Three piece suite comprising shower cubicle with chromed shower fitment, wash hand basin in vanity unit, low level w.c, ceramic tiled walls, chromed radiator towel rail, low voltage spotlighting to ceiling, upvc double glazed window to rear elevation.

First Floor

Bedroom Two & Bedroom Three Connected by an open landing.

Bedroom Two

Upvc double glazed dormer window, single panel central heating radiator, fitted wardrobes and cupboards.

Bedroom Three

Upvc double glazed dormer window, fitted wardrobes, cupboards and wash hand basin, single panel central heating radiator.

External

Attached single garage with roller shutter up and over door.

Parking

Paved driveway with parking for approximately three vehicles.

Gardens

Attractive lawned garden to front with floral borders and decorative hedge.

Good sized lawned garden to rear with floral borders, timber fencing, greenhouse and timber shed.

Services

Mains electricity, mains water, mains gas, mains sewerage.

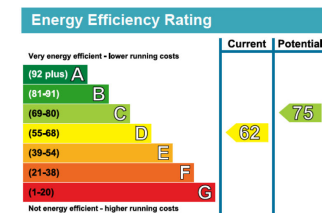
Tenure

Leasehold with the benefit of vacant possession upon completion.

Council Tax

Band C payable to Hyndburn Council.

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