



## Station Road, Clayton, Offers Over £210,000

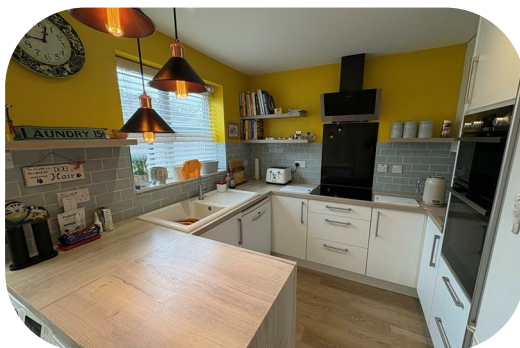
**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\*IMMACULATE THROUGHOUT \*\* CONSERVATORY \*\*  
\*\* MODERN KITCHEN \*\* POPULAR LOCATION \*\* GARDENS FRONY & REAR \*\* PARKING \*\***

This immaculately presented three bedroom semi detached would make an ideal purchase for a FTB/Young Family. Having been modernised by the current owners to include a modern kitchen, shower room and feature electric fire. The property is ideally located for Clayton Village which boasts amenities, shops, schools and Quora Retail Park.

Benefits from a conservatory, GCH, DG and allocated parking.

The accommodation briefly comprises entrance hall, cloaks/wc, lounge, dining kitchen, conservatory, three first floor bedrooms and shower room.

To the outside there is a small garden to the front and an enclosed garden to the rear. There is allocated parking for two vehicles to the rear.



### Entrance

Tiled floor and radiator.

### W/C

Modern two piece suite comprising low flush wc, vanity sink unit and radiator.

### Lounge

15'5" x 11'4" (4.70m" x 3.45m")

Media wall electric fire, storage and radiator.

### Kitchen

15'1" max x 9'2" (4.60m" max x 2.79m")

Modern fitted kitchen having a range of wall and base units incorporating ceramic sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer, plumbing for dishwasher, double oven, radiator and patio door.

### Conservatory

7'2" x 8'6" (2.18m" x 2.59m")

Radiator and french door leading to rear.

### First Floor Landing

Radiator.

### Bedroom One

15'2" x 9'7" (4.62m" x 2.92m")

Radiator.

### Bedroom Two

7'9" x 8'4" (2.36m" x 2.54m")

Radiator.

### Bedroom Three

6'4" x 8'6" (1.93m" x 2.59m")

Radiator.

### Shower Room

Modern three piece suite comprising shower cubicle low flush wc, vanity sink unit and radiator.

### Exterior

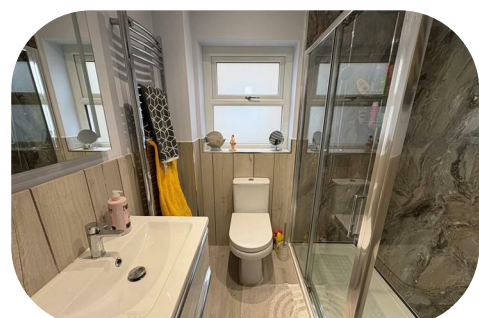
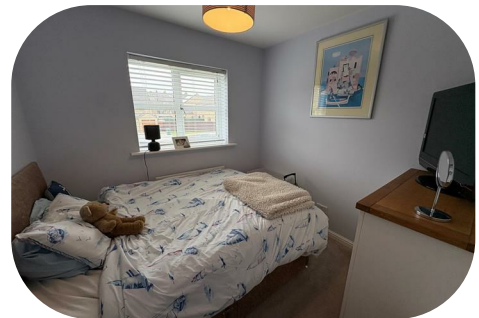
Allocated parking to rear for two vehicles together with an enclosed garden to the rear with artificial lawn and outhouse.

### Council Tax Band

C

### Tenure

FREEHOLD.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (13-38) <b>F</b> (1-12) <b>G</b> Not energy efficient - higher running costs	<b>84</b> <b>67</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (13-38) <b>F</b> (1-38) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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