



Pinfold, Clayton

Asking Price £329,950

**** DETACHED ** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** MODERN FITTED KITCHEN ** DRIVEWAY ****

This superb four bedroom detached property would make an ideal purchase for a young/growing family. Situated in the heart of Clayton Village which boasts amenities, shops and schools.

The well presented home offers ready to move into accommodation and is tucked away on this small and quiet cul-de-sac location.

Boasting a modern fitted kitchen, gas central heating, double glazing converted garage and driveway.

To the outside there are well maintained gardens to the rear with a driveway providing off street parking. Note : The property will not be available until the end of October 2024 to honour the current tenant's contract.





Hallway
Radiator.

Cloaks/WC

Two piece suite comprising of a low flush w/c, pedestal wash basin, radiator and a double glazed window.

Utility

Modern fitted base unit, tiled splash, plumbing for an automatic washing machine, radiator and a UPVC door which leads to the side.

Breakfast Kitchen

13'10 x 9'9 (4.22m x 2.97m)

Modern cream fitted wall and base units with belfast sink unit, integrated fridge/freezer, dishwasher, island breakfast bar, oven, hob and extractor hood, understairs storage, radiator and a double glazed window.

Dining Room

10 x 9'9 (3.05m x 2.97m)

Radiator and a double glazed window.

Lounge

15'2 x 11'1 (4.62m x 3.38m)

Living flame gas fire with fireplace surround, radiator and a double glazed window.

First floor Landing

Bedroom One

9'9 x 9'2 (2.97m x 2.79m)

Fitted wardrobes, radiator and a double glazed window.

En Suite Shower Room

Three Piece suite comprising of a shower cubicle, low flush w/c, pedestal wash basin radiator and a double glazed window.

Bedroom Two

9'9 x 9'2 (2.97m x 2.79m)

Radiator and a double glazed window.

Bedroom Three

13' 3 x 9'2 (3.96m 0.91m x 2.79m)

Fitted wardrobes radiator and a double glazed window.





Bedroom Four

9'7 x 7'10 (2.92m x 2.39m)

Radiator and a double glazed window.

House Bathroom

Three piece suite comprising of a panelled bath, low flush w/c, pedestal wash basin radiator and a double glazed window.

Converted Garage/Gym

Currently used as a gym and could be used as an office/study.

Exterior

To the outside there are gardens to front and rear with a driveway providing off street parking.

TENURE

FREEHOLD

Council Tax Band

E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	85
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

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