



## Oakleigh Road, Clayton,

**£385,000**

**\* DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* FAMILY SIZED ACCOMODATION \***

**\* CUL-DE-SAC LOCATION \*\* TWO BATHROOMS \*\* GARDENS, PARKING & DOUBLE GARAGE \***

Occupying this desirable small cul-de-sac location which is sure to attract interest from young/growing families.

Spacious family sized detached property offering four bedroom accommodation.

The property is within easy reach of Clayton's amenities, shops and local schools.

Benefits from two reception rooms, two bathrooms, double garage and ample driveway parking.

The accommodation briefly comprises of a hallway, cloaks/wc, , dining kitchen, sitting room, utility room, lounge and a conservatory. There are four first floor bedrooms (master en suite) and a house bathroom.

To the outside there is an enclosed garden to the rear, together with ample driveway parking leading to a double garage.



## Hall

## W/C

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

## Lounge

20'9" x 10'6" (6.32m" x 3.20m")

Coal effect gas fire with feature fireplace surround and radiator.

## Conservatory

11'0" x 9'2" (3.35m" x 2.79m")

French doors leading to rear.

## Office

9'5" x 11'7" (2.87m" x 3.53m")

Radiator.

## Dining Kitchen

12'8" x 9'6" (3.86m" x 2.90m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, range cooker, integrated fridge freezer, integrated dishwasher and radiator.

## Utility

6'0" x 6'2" (1.83m" x 1.88m")

Fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer and radiator.

## First Floor Landing

### Bedroom One

10'8" x 12'3" (3.25m" x 3.73m")

Radiator.

### En Suite

Modern three piece suite comprising shower cubicle, pedestal wash basin, low flush wc and radiator.

### Bedroom Two

12'2" x 9'0" (3.71m" x 2.74m")

Radiator.

### Bedroom Three

9'8" x 8'4" (2.95m" x 2.54m")

Radiator.

### Bedroom Four

9'7" x 8'3" (2.92m" x 2.51m")

Radiator.

## Bathroom

Modern three piece suite comprising panel bath, low flush wc, vanity sink unit and radiator

## Exterior

Garden to front and rear with ample driveway parking to side, leading to a detached garage.

## Tenure

FREEHOLD.

## Council Tax Band

E



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(28-38) E		
(21-38) F			(17-27) F		
(1-20) G			(1-16) G		
Not energy efficient - higher running costs			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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