



Pinfold, Clayton,

£95,000

* TWO BEDROOMS * GROUND FLOOR APARTMENT * VERY WELL PRESENTED *
* CLAYTON VILLAGE * PARKING * PERFECT FTB/INVESTOR/DOWNSIZER * NO ONWARD CHAIN *
We are pleased to bring to the market this modern two bed ground floor apartment. Presented to a good standard throughout and located in the popular village of Clayton this apartment will appeal to a variety of buyers and is available with no onward chain.

The apartment benefits from two bedrooms, good size lounge and quality fitted kitchen.



Well presented two bedroom ground floor apartment.
Presented to a good standard throughout and located in the popular village of Clayton
Available with no onward chain.
Entrance hall, lounge, kitchen, two bedrooms and bathroom.
To the outside there are communal gardens.



Entrance Hall

With airing cupboard.

Lounge

15'7" x 13'7" (4.75m x 4.14m)

With electric storage heater.



Kitchen

8'3" x 6'3" (2.51m x 1.91m)

With wall and base units incorporating stainless steel sink unit, electric hob and oven, plumbing for auto washer.

Bedroom One

11'6" x 8'7" (3.51m x 2.62m)

With fitted wardrobe and electric storage heater.



Bedroom Two

9'3" x 6'5" (2.82m x 1.96m)

With electric storage heater.

Bathroom

Three piece suite comprising bath with shower over, low suite wc, pedestal wash basin, part tiled walls.



Exterior

To the outside there are communal gardens.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Lane, after 0.7 miles at the roundabout take the 2nd exit onto Clayton Lane, after 0.4 miles turn right onto Park Lane, left onto Nursery Rd, right onto Station Rd, right onto Jacob's Croft, left onto Pinfold and the property will shortly be seen displayed via our For Sale board.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(11-20) G	(11-20) G	(11-20) G	(11-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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