



## Penfield Grove, Clayton,

**£195,000**

**\*\* END TOWNHOUSE \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* SPACIOUS \*\*  
\*\* CUL-DE-SAC SETTING \*\* GARDENS TO THREE SIDES \*\* PARKING & GARAGE \*\***

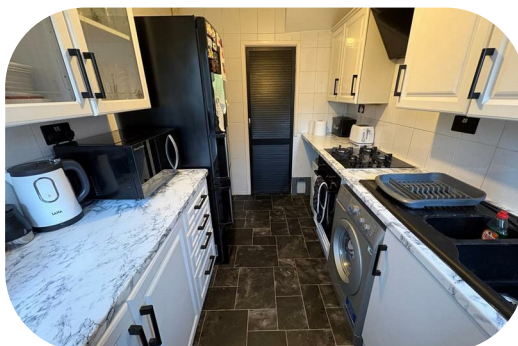
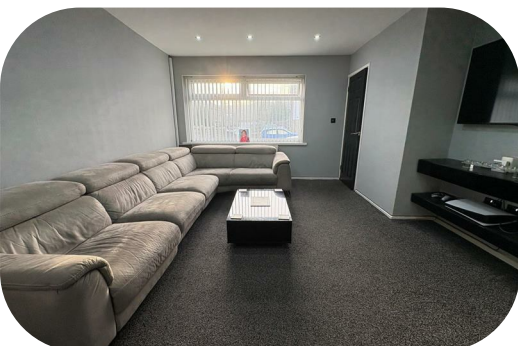
Are you looking for a spacious property with gardens? This three bedroom end townhouse property is situated on this small and quiet cul-de-sac location

Handily placed for Clayton Village which boasts local amenities, schools and the Quora Retail Park.

Benefits from GCH, DG good sized gardens, driveway and garage.

The accommodation briefly comprises vestibule, lounge, dining room, kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a generous garden to three sides with off street parking and a garage.





Entrance

Radiator.

Lounge

13'3" x 12'7" (4.04m" x 3.84m")

Radiator.

Dining Room

9'9" x 8'4" (2.97m" x 2.54m")

Radiator and french doors.

Kitchen

6'7" x 9'3" (2.01m" x 2.82m")

Modern fitted kitchen having a range of wall and base units, sink unit, oven & hob with extractor, plumbing for auto washer, storage cupboard and upvc door.

First Floor Landing

Bedroom One

11'6" x 9'1" (3.51m" x 2.77m")

Built in wardrobes and radiator.

Bedroom Two

9'0" x 9'6" (2.74m" x 2.90m")

Built in wardrobes and radiator.

Bedroom Three

8'7" x 6'4" (2.62m" x 1.93m")

Radiator.

Bathroom

Three piece suite comprising panel bath, low flush wc, vanity sink unit, tiled wall and floor.

Exterior

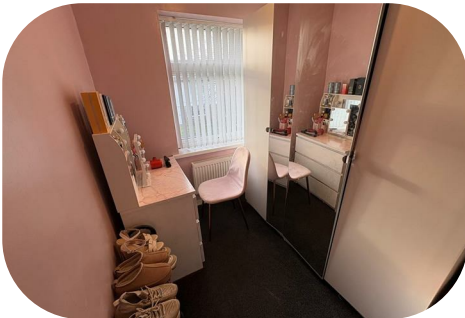
Good sized gardens to three sides together with driveway and garage.

Tenure

FREEHOLD

Council Tax Band

B



**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			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

