



**Central Place, Clayton,**

**£115,000**

**\*\*\* FOUR BEDROOMS \*\*\* FOUR BEDROOMS \*\*\* FOUR BEDROOMS \*\*\* FOUR BEDROOMS \*\*\***  
**MUST VIEW!!!** This deceptively spacious four bedroom terrace would make a superb purchase for a FTB/Young/Growing Family.

Situated in the heart of Clayton Village which boasts amenities, schools and close to the Quora Retail Park. The accommodation briefly comprises of a lounge, kitchen, three first floor bedrooms, shower room and house bathroom. There is a further fourth overall attic bedroom.

To the outside there is a small communal garden.

**VIEWING ESSENTIAL!!**





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**Kitchen**

16'1" x 6'10" (4.90m x 2.08m)  
Fitted with a range of wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, cooker, radiator, upvc double glazed door to rear.

**Lounge**

14'6" x 13'4" (4.42m x 4.06m)  
With a living flame gas fire, radiator and useful storage cupboard.

**First Floor**

With radiator and useful storage cupboard.

**Bedroom Two**

11'2" x 9'6" (3.40m x 2.90m)  
With radiator.

**Bedroom One**

18'5" x 8' (5.61m x 2.44m)  
With radiator.

**Bedroom Three**

17'5" x 8'2" (5.31m x 2.49m)  
With radiator.

**Shower Room**

Two piece shower room comprising shower cubicle, low suite wc, radiator.

**Bathroom**

Three piece house bathroom comprising panelled bath, low suite wc, pedestal wash basin, radiator.

**Second Floor**

**Attic Bedroom Four**

16'3" x 14'4" max (4.95m x 4.37m max)  
With fitted wardrobes and velux window.

**Exterior**

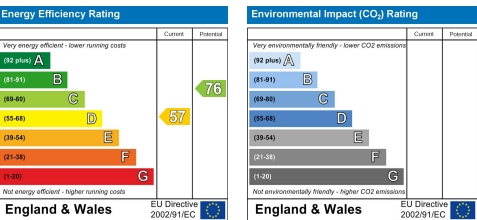
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**Directions**

From our Queensbury office proceed to the main traffic light at Sandbeds, continue into Scarlet Heights and take the left into Baldwin Lane towards Clayton, at the bottom turn right onto Clayton Lane, Central Place will shortly be seen where the property will be seen displayed by 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.



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