



Pinfold, Clayton
Offers Over £325,000

**** 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.





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

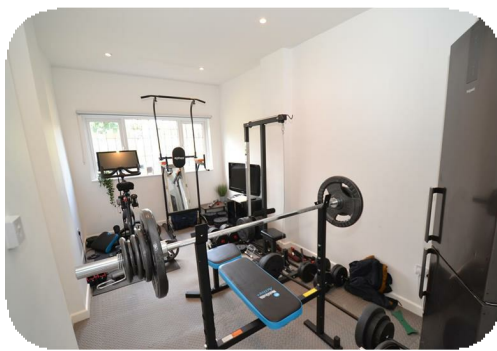
Three piece suite comprising of a panelled bath, low flush w/c, pedestal wash basin radiator and a double glazed window.

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.





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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.

