



13 Queen Street, Clayton Le Moors

£70,000 Leasehold

A TWO BEDROOM TERRACED IN CLAYTON LE MOORS. The property is the ideal first time buy or investment opportunity. This two-bedroom terraced home offers a spacious and practical layout.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



A TWO BEDROOM TERRACED IN CLAYTON LE MOORS. The property is the ideal first time buy or investment opportunity. This two-bedroom terraced home offers a spacious and practical layout, including a bright reception room, a good-sized kitchen, and a useful rear porch leading to a downstairs WC. Upstairs, there are two well-proportioned bedrooms and a three-piece bathroom, with additional storage available in the attic space.

The property would benefit from some general updating and modernisation, but offers excellent potential. Whether you're a landlord looking for a solid rental investment or a first-time buyer ready to put your own stamp on a home, this property represents great value and opportunity. With a bit of work, it could be quickly brought back to rental standard or transformed into a comfortable, long-term home.

To the rear of the property low-maintenance yard, located in a residential area with convenient access to local amenities and transport links, the property benefits from on-street parking directly outside, ensuring easy day-to-day living. A great opportunity for those looking for a home with potential or a solid buy-to-let investment.



Vestibule

Tiled flooring, uPVC front door.

Hallway

Tiled flooring, stairs leading up to the first floor, dado rail, ceiling coving, panel radiator.

Lounge

Laminate flooring, ceiling coving, electric fire, double glazed uPVC window with wooden frame, panel radiator.

Kitchen

Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, space for cooker and washing machine, under stairs storage, single glazed wooden framed window, panel radiator.

Rear Porch

Vinyl flooring, single glazed wooden framed window and door.

WC

Tiled flooring, two piece in white comprising of wc and basin, frosted window.

Landing

Carpet flooring.

Master Bedroom

Double bedroom with carpet flooring, fitted furnishings, double glazed uPVC window with single glazed wooden frame, panel radiator.

Bedroom Two

Single bedroom with carpet flooring, stairs leading up to second floor, wall mounted boiler, double glazed uPVC window, panel radiator.

Bathroom

Vinyl flooring, three piece in white comprising of electric shower over bath, wc and basin, tiled splash backs, frosted double glazed uPVC window, panel radiator.

Attic

Carpet flooring, old feature fireplace, Velux window, panel radiator.



