



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Foxwood Chase, Accrington, BB5 6XL

£950

A FANTASTIC EXTENDED TWO BEDROOM SEMI DETACHED

This extended two bedroom semi detached is being welcomed to the rental market, situated on a family friendly development with open aspect views of the Coppice, this home will appeal to small families and couples alike.

The property briefly comprises; entrance porch, reception room, kitchen dining room, sun room, two bedrooms and a modern family bathroom. Externally there are gardens to front and rear and a driveway for multiple vehicles.

Located in a quite cul-de-sac in the heart of Huncoat, this property boasts excellent access to transport links, including A56 and M65, as well as fantastic schools, local amenities and rural walks along the Coppice.

For more information or to book a viewing please contact our Lettings team at your earliest convenience.

Foxwood Chase, Accrington, BB5 6XL

£950

 **2**  **1**  **1**  **D**

- Extended Two Bedroom Semi Detached
 - Off Road Parking
 - Sunroom
 - Council Tax Band B
- Quiet Cul-De-Sac Location
 - Coppice Views To Rear
 - Close Proximity To Local Amenities
- Front and Rear Gardens
 - Excellent Transport Links
 - EPC Rating D

Ground Floor

Agents Notes

Council Tax Band B.

Entrance Porch
3'4 x 3'1 (1.02m x 0.94m)
UPVC double glazed front door, central heating radiator and door to reception room.

Reception Room
13'1 x 12'6 (3.99m x 3.81m)
UPVC double glazed window, gas central heating radiator, TV point, stairs to first floor, door to kitchen/diner and wood effect laminate flooring.

Kitchen/Dining Room
13'1 x 9'10 (3.99m x 3.00m)
UPVC double glazed window, double glazed door to sunroom, central heating radiator, a range of wall and base units with laminate worktops, electric oven, four ring gas hob, space and plumbing for washing machine, space for fridge and freezer, stainless steel sink with drainer and traditional taps, tiled splash backs, door to under stairs storage and tile effect flooring.

Sun Room
13'1 x 10'6 (3.99m x 3.20m)
UPVC double glazed windows, UPVC double glazed door to rear garden, velux window and tiled flooring.

First Floor

Landing
7'2 x 5'6 (2.18m x 1.68m)
UPVC double glazed window, gas central heating radiator, loft access and doors to two bedrooms and family bathroom.

Bedroom One
13'1 x 11'7 (3.99m x 3.53m)
UPVC double glazed window, double glazed porthole window, central heating radiator, door to storage/boiler cupboard and wood effect laminate flooring.

Bedroom Two
10'10 x 6'11 (3.30m x 2.11m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom
5'11 x 5'3 (1.80m x 1.60m)
UPVC double glazed frosted window, chrome heated towel rail, panel bath with mixer taps, electric feed overhead shower, pedestal wash basin, dual flush WC, fully tiled elevations and tiled flooring.

External

Front
Laid to lawn garden, mature boarders, driveway for multiple vehicles and gated access to rear.

Rear
Laid to lawn garden, mature boarders, storage shed and lovely views of the Coppice.



Tel: 01282507250

www.keenans-estateagents.co.uk