

curtis law

ESTATE AGENTS



Arnside Close, Accrington

**** IMMACULATLY PRESENTED EXTENDED FOUR BEDROOM DETACHED FAMILY HOME ****

Nestled within a well regarded residential area, Curtis Law Estate Agents are thrilled to introduce this striking, well appointed four bedroom detached home to the open market. A true credit to the homeowners, this property has been renovated to the highest of standards and boasts a top of the range extended kitchen and diner providing everything you need and more with 'Neff' appliances, 'Frankie' inset sink with 'Quooker' instant hot water tap, Quartz countertops, integrated fridge freezer and dishwasher and bi-folding doors with made-to-measure blinds! Further to this, there is an opulent dining room housing a superb slate feature wall with integrated wine racks and hidden drawers, a large private garden, renovated master bathroom and en-suite, and driveway providing parking for up to six vehicles. This property truly ticks all the boxes and feels like home the moment you arrive!

Located in a popular area of Clayton- Le- Moors, this property benefits from being within close proximity to local amenities including shops, convenience stores, restaurants, butchers, hairdressers and much more! There are excellent bus routes to Accrington, Rishton and Blackburn alongside easy access to the M65. In addition to this, the property is walking distance from Mercer Park which offers lovely scenic walks, pretty picnic spots and playgrounds for children making it the perfect family home.

Our vendor has also indicated a part exchange may also be considered.

- Executive Detached Home
- En-Suite To Master
- Six Car Driveway and Detached Garage
- Four Bedrooms
- Modern Fixtures and Fittings
- High Spec Kitchen/ Diner With Neff Appliances
- Sought After Location
- Recently Renovated Bathrooms
- Freehold

Offers in excess of £270,000

Arnside Close, Accrington

Ground Floor

Entrance Hall

15'2" x 5'7" (4.64m x 1.72m)

Composite entrance door, automated ceiling light fitting, central heating radiator, coving to ceiling, smoke alarm, doors to living room, further hall and ground floor WC, stairs to first floor, wood effect flooring.

Living Room

16'6" x 11'0", (5.04m x 3.37,)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, stunning feature fireplace, open archway leading into dining room, carpeted flooring.

Dining Room

9'11" x 9'0"x (3.04m x 2.76m)

UPVC double glazed sliding doors to conservatory, ceiling light fitting, central heating radiator, coving to ceiling, slate floor to ceiling feature wall with two inset shelves, integrated wine racks and drawers, door to hall, open archway to living room, stone tiled flooring.

Kitchen/ Diner

25'3" x 11'11" (7.70m x 3.64m)

UPVC double glazed window, uPVC double glazed bi-folding doors to the rear with made-to-measure blinds, two Velux skylights, uPVC partially glazed door to side, a range of white high gloss wall and base units with Quartz worktops, 'Frankie' inset sink with 'Quooker' instant hot water tap and waste disposal, integrated 'NEFF' oven with warming drawer in high rise unit, 'NEFF' five ring induction hob with magnetic knob, integrated fridge freezer and dishwasher, integrated pop up plug socket with four plugs and two USB in kitchen unit, space for four counter stools, space for dining or living room set, ceiling spotlights, under counter lighting, central heating radiator, custom made chrome vertical central heating radiator, smoke alarm, tiled flooring.

Utility

7'6" x 6'7" (2.31m x 2.01m)

UPVC double glazed window, a range of wall and base units with part tiled splashback, stainless steel sink and drainer, plumbing for washing machine and dryer, ceiling light fitting, extractor fan, tiled flooring.

WC

5'4" x 2'5" (1.63m x 0.74m)

UPVC double glazed frosted window, low level dual flush WC, white gloss vanity wash basin with waterfall effect mixer tap, part tiled elevations, automated ceiling light fitting, chrome central heating towel rail.

Conservatory

15'7" x 11'9" (4.76m x 3.60m)

UPVC double glazed windows surround, uPVC double glazed door to rear, ceiling light fitting, electric central heating radiator, built-in bar with television point, tiled flooring.

First Floor

Landing

13'0" x 5'10" (3.98m x 1.79m)

UPVC double glazed window, ceiling light fitting, loft access via hatch, doors to four bedrooms and a recently renovated bathroom suite, carpeted flooring.



Bedroom One

10'11" x 10'2" (3.35m x 3.11m)

UPVC double glazed window, ceiling light fitting, central heating radiator, feature wall paneling, door to ensuite, carpeted flooring.

En-Suite

6'0" x 4'5" (1.84m x 1.35m)

UPVC double glazed frosted window, a three piece shower room comprising of: a low level dual flush WC, industrial framed washstand with marble wash basin and matte black mixer tap, partition wall for walk-in shower with waterfall effect tower shower panel and two inset shelves, full tiled elevations, shaver socket, ceiling spotlights, chrome central heating towel rail, tiled flooring.

Bedroom Two

10'11" x 9'6" (3.35m x 2.91m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Three

7'4" x 6'5" (2.24m x 1.98m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to storage cupboard, carpeted flooring.

Bedroom Four

7'3" x 6'4" (2.22m x 1.94m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bathroom

6'0" x 5'0" (1.85m x 1.54m)

A recently renovated bathroom suite comprising of: a close coupled dual flush WC, wall mounted white gloss wash basin with waterfall mixer tap, tiled bath with waterfall mixer taps and direct feed shower, full tiled elevations, chrome central heating towel rail, ceiling spotlights, tiled flooring.

External

Front

Driveway providing off road parking for up to six vehicles, detached single garage, laid to lawn garden area to the side of the garage boasting mature shrubbery.

Rear

Large laid to lawn garden, part patio area providing space for outdoor seating, bedding areas with mature shrubbery, shed, wood fence surround.

Garage

Single detached garage with up and over door.

Additional Information

Freehold

Council Tax Band D- Hyndburn Borough Council

Built in 1997

Kitchen/ diner is an extension which was completed 13 years ago

All 'Neff' appliances in kitchen/diner

Automated lights in entrance hall and ground floor WC

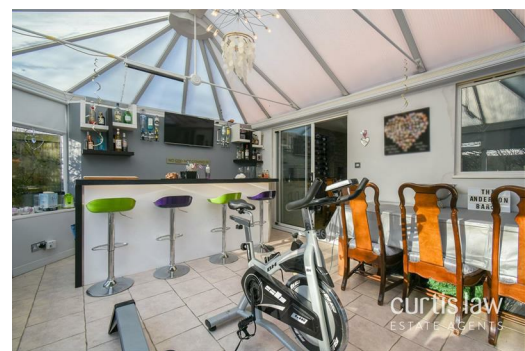
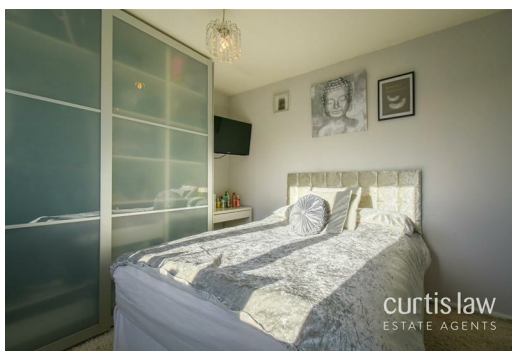
New carpets put in upstairs

New fireplace in living room

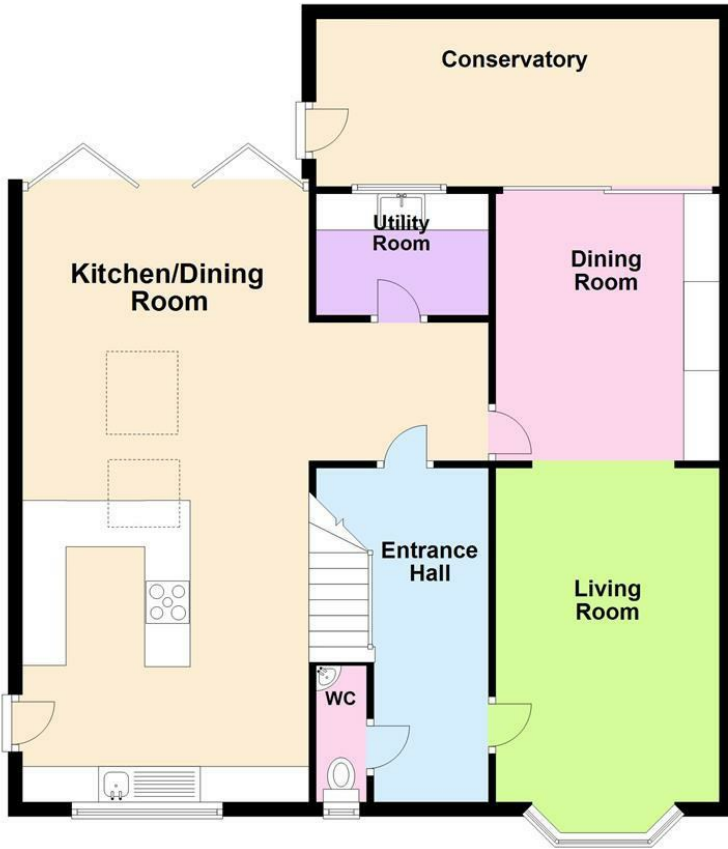
Bathroom and en-Suite recently renovated

Driveway redone three years ago

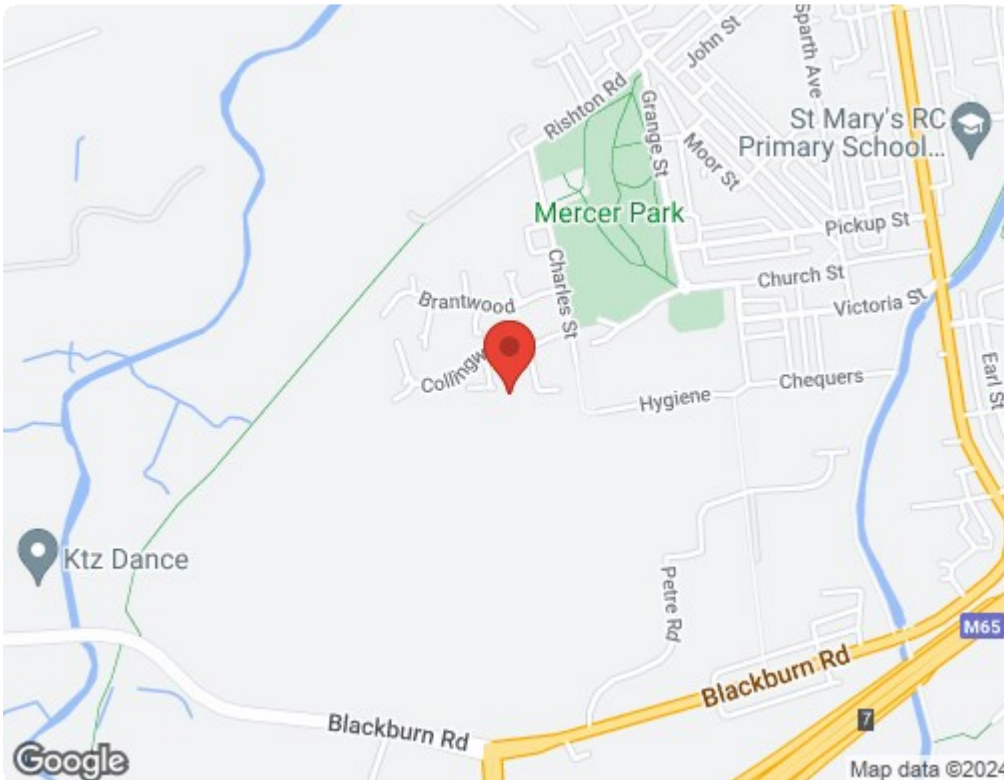
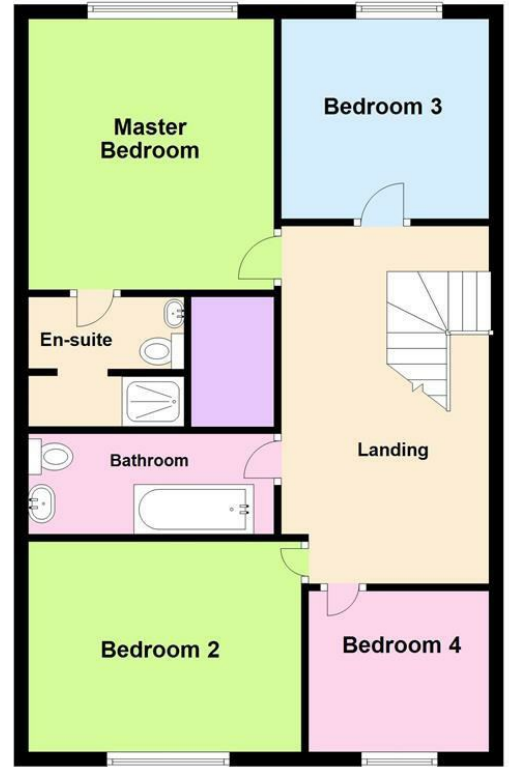
New staircase installed



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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