

curtis law

ESTATE AGENTS



Hambledon Mill Park, Accrington

*** OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER AREA ***

Nestled within a private residential cul-de-sac, this impressive four-bedroom detached home occupies an enviable plot and is beautifully presented throughout. With modern and neutral decor, the property has been meticulously maintained by the current homeowners, showcasing a high standard of living. The spacious layout includes a lounge which connects seamlessly to the open-plan kitchen and dining room, a convenient utility room, and a downstairs WC. The upstairs features three double bedrooms, a further single bedroom, an en-suite to the master bedroom, and a contemporary family bathroom suite. With the added bonus of a driveway for off-road parking, integral single garage, and a large private rear garden, this residence truly ticks all the boxes for modern family living and shouldn't be missed!

Located in the heart of Accrington, this property offers convenient access to the town centre, featuring a variety of local amenities, including supermarkets, shops, cafes, and beauty salons. Well-regarded schools are also nearby. Nature enthusiasts will appreciate the numerous scenic walking routes, such as The Coppice, Pleck Meadow, and Slate Pit Reservoirs. Additionally, nearby playing fields with play areas are perfect for kids. Commuters will benefit from excellent transport links, providing easy access to Accrington Town Centre, Blackburn, and beyond.

Viewing is highly advised to appreciate what this property has to offer!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Exceptional Detached Family Home
- Utility Room & Downstairs WC
- Driveway & Integral Single Garage
- Four Bedrooms With En-Suite To Master
- Close To Local Amenities
- Council Tax Band D
- Open Plan Kitchen & Dining Room
- Large Rear Garden
- Leasehold

Offers over £230,000

Hambleton Mill Park, Accrington

Ground Floor

Entrance Vestibule

5'2" x 4'11" (1.60m x 1.52m)

Composite front door to vestibule, ceiling light fitting, central heating radiator, door to lounge, stairs to first floor, carpeted flooring.

Lounge

15'3" x 10'11" (4.67m x 3.35m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fireplace point with wood surround and space for free-standing fire, television point, double doors to kitchen/dining room, wood effect flooring.

Garage

16'2" x 8'11" (4.93m x 2.74m)

Integral, single garage with access from utility, up and over door to the front of the property, lighting and electrics.

Kitchen/ Dining Room

18'4" x 10'0" (5.61m x 3.07m)

UPVC double glazed window, uPVC double glazed French doors to garden, a range of wood effect wall and base units with laminate worktops, breakfast bar with space for stools, inset stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, stainless steel splashback, space for fridge freezer, space for dining set, two ceiling light fittings, central heating radiator, doors to storage cupboard and utility room, tiled flooring.

Utility

7'8" x 5'1" (2.34m x 1.57m)

UPVC partially double glazed door to side elevation, wall unit with laminate worktops and space for dryer and plumbing for washing machine, wall mounted 'Ideal' combi boiler, ceiling light fitting, central heating radiator, doors to WC and garage, tiled flooring.

WC

5'1" x 2'11" (1.55m x 0.89m)

UPVC double glazed frosted window, a close coupled, dual flush WC, corner pedestal wash basin with mixer tap and part tiled elevations, ceiling light fitting, central heating radiator, tiled flooring.

First Floor

Landing

6'9" x 6'5" (2.06m x 1.96m)

Ceiling light fitting, loft access via hatch, doors to four bedrooms and a family bathroom suite, further door to storage cupboard, carpeted flooring.

Master Bedroom

14'4" x 13'1" (4.37m x 4.01m)

UPVC double glazed window, ceiling light fitting, central heating radiator and door to the en suite, carpeted flooring.

En-Suite

6'9" x 5'10" (2.08m x 1.80m)

UPVC double glazed frosted window, a three piece en-suite shower room comprising of: a close coupled, dual flush WC, full pedestal wash basin with mixer tap and part tiled elevation, fully enclosed shower cubicle with direct feed shower and tiled elevations, ceiling light fitting, central heating radiator, extractor fan, wood effect laminate flooring.



Bedroom Two

12'0" x 9'3" (3.68m x 2.84m)

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

Bedroom Three

9'6" x 9'3" (2.92m x 2.82m)

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

Bedroom Four

9'8" x 7'1" (2.97m x 2.18m)

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

Bathroom

6'9" x 6'5" (2.08m x 1.96m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled, dual flush WC, full pedestal wash basin with mixer tap, panel bath with showerhead attachment, part tiled elevations, ceiling light fitting, central heating radiator, extractor fan, wood effect laminate flooring.

External

Front
Laid to lawn garden, driveway for off road parking, access to garage via up and over door.

Rear
Large and enclosed laid to lawn garden with patio area, electrical sockets, wood fence surround.

Agents Notes

Tenure: Leasehold - 999 years from 1st January 2015 to 1st January 3014 (989 years left) - Ground rent: £150 per annum / Management fee: £5.08 per month

Council Tax Band: D - Hyndburn (£227 per month)

EPC: B

Property Type: Detached

Property Construction: Brick with slate tiled roof

Water Supply: United Utilities

Electricity Supply: British Gas

Gas Supply: British Gas

Sewerage: United Utilities

Heating: Gas central heating with combi boiler

Broadband: Sky Fiber

Mobile Signal: Good

Parking: Driveway

Building Safety: Alarm system

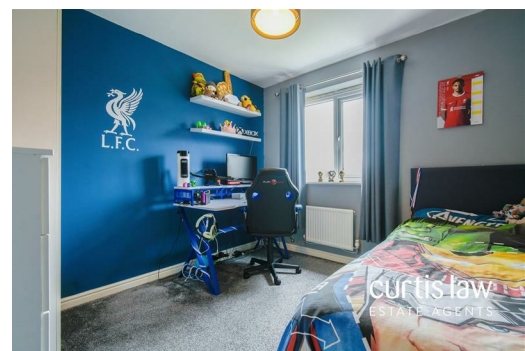
Rights & Restrictions: None that vendors are aware of

Flood & Erosion Risks: None that vendors are aware of

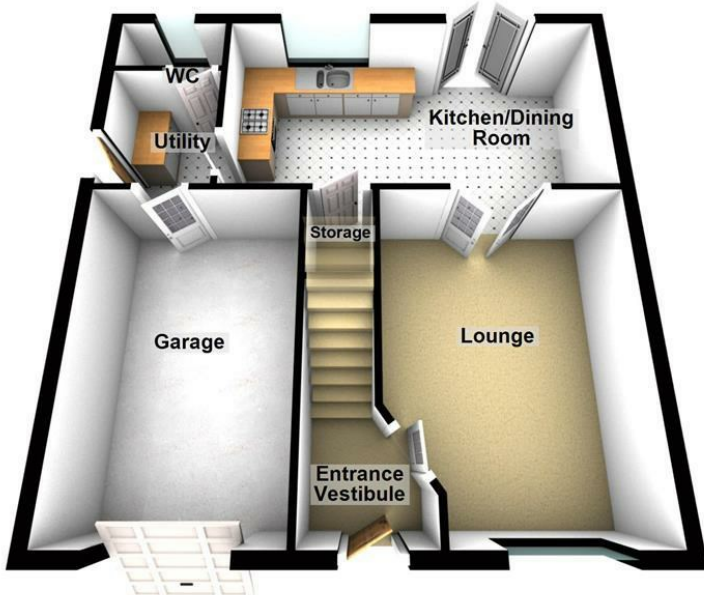
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: Internal door to attached garage, patio, electrical sockets in rear garden

Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		
England & Wales		