

DESCRIPTION

**** THREE BEDROOMS ** ** REAR GARDEN ** ** DRIVE ** ** GARAGE ****

Fardella and Bell estate agents are delighted to bring to the market this 3-bedroom detached house located in the sought-after area of Huncoat, Accrington.

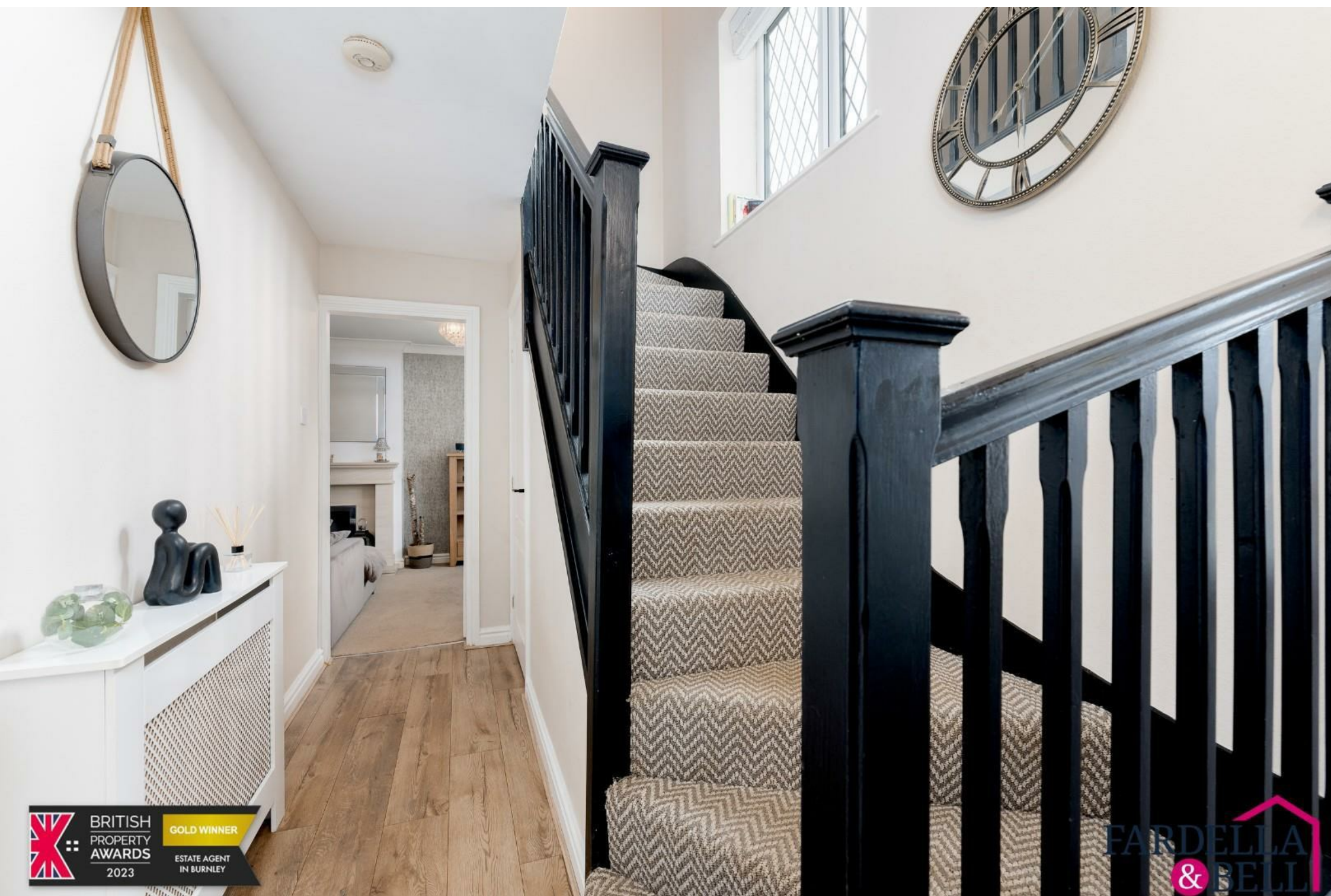
It boasts two spacious reception rooms, perfect for entertaining or relaxing. The house also features a convenient garage and driveway, providing ample parking space.

The property is complemented by a beautiful rear garden, offering a tranquil outdoor space for relaxation or play. Its location in a popular neighbourhood makes it an ideal home for a small family or a couple.

One of the standout features of this property is its proximity to local amenities. It is situated close to a variety of schools, making it a great choice for families with school-aged children. Additionally, the property offers excellent transport links. It is very close to major motorway links, ensuring easy commutes, and is also well-served by local bus routes. This combination of comfort, convenience, and location makes this property a fantastic choice for potential homeowners.

Please call us on 01282 968668 to book your viewing.





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Entrance hallway

Laminate flooring, open balustrade staircase, radiator and ceiling light point.

Living room

Fitted carpet, uPVC double glazed bay window, gas fire, two ceiling light points, TV point, radiator, uPVC double glazed doors to access second reception room.

Second reception room (extension)

Laminate flooring, two UPVC double glazed windows overlooking rear, uPVC double glazed window to kitchen, uPVC frosted door to rear, radiator and ceiling light point.

Breakfast Kitchen

Tiled flooring, frosted uPVC door to the rear, uPVC double glazed window, spotlights to the ceiling, a mix of wall and base units, chrome sink with mixer tap and drainer, oven, gas hob, overhead extractor point, partially tiled walls, radiator, washing machine point and fridge/ freezer point.

Downstairs WC

Fully tiled walls and floor, frosted uPVC double glazed window, push button WC, radiator and pedestal sink with chrome mixer tap.

Landing

Fitted carpet, open balustrade staircase, loft access point, uPVC double glazed window to the front and radiator.

Bedroom one

uPVC double glazed window, ceiling light point, fitted carpet, TV point, radiator and fitted storage.

En suite

Tiled walls, pedestal sink with chrome mixer tap, radiator, shower enclosure with electric shower, push button WC, ceiling light point and frosted uPVC double glazed window.

Bedroom two

uPVC double glazed window, fitted carpet, ceiling light point and radiator.

Family bathroom

Heated towel rail, tiled walls, vanity unit with chrome mixer tap, illuminated mirror, panelled bath with mains fed overhead shower, uPVC frosted double glazed window, ceiling coving and ceiling light point.

Bedroom three

uPVC double glazed window, fitted carpet, radiator and ceiling light point.

Exterior

Front - Laid to lawn, mature bushes and shrubs, driveway and garage.

Rear - Patio area, steps, laid to lawn, side gate access & garage access.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'D'

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Driveway

Rights and easements – Unknown by vendor

Restrictions – Unknown by the vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by the vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes

before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

given or implied as to their working order

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Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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Energy Efficiency Rating

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



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