



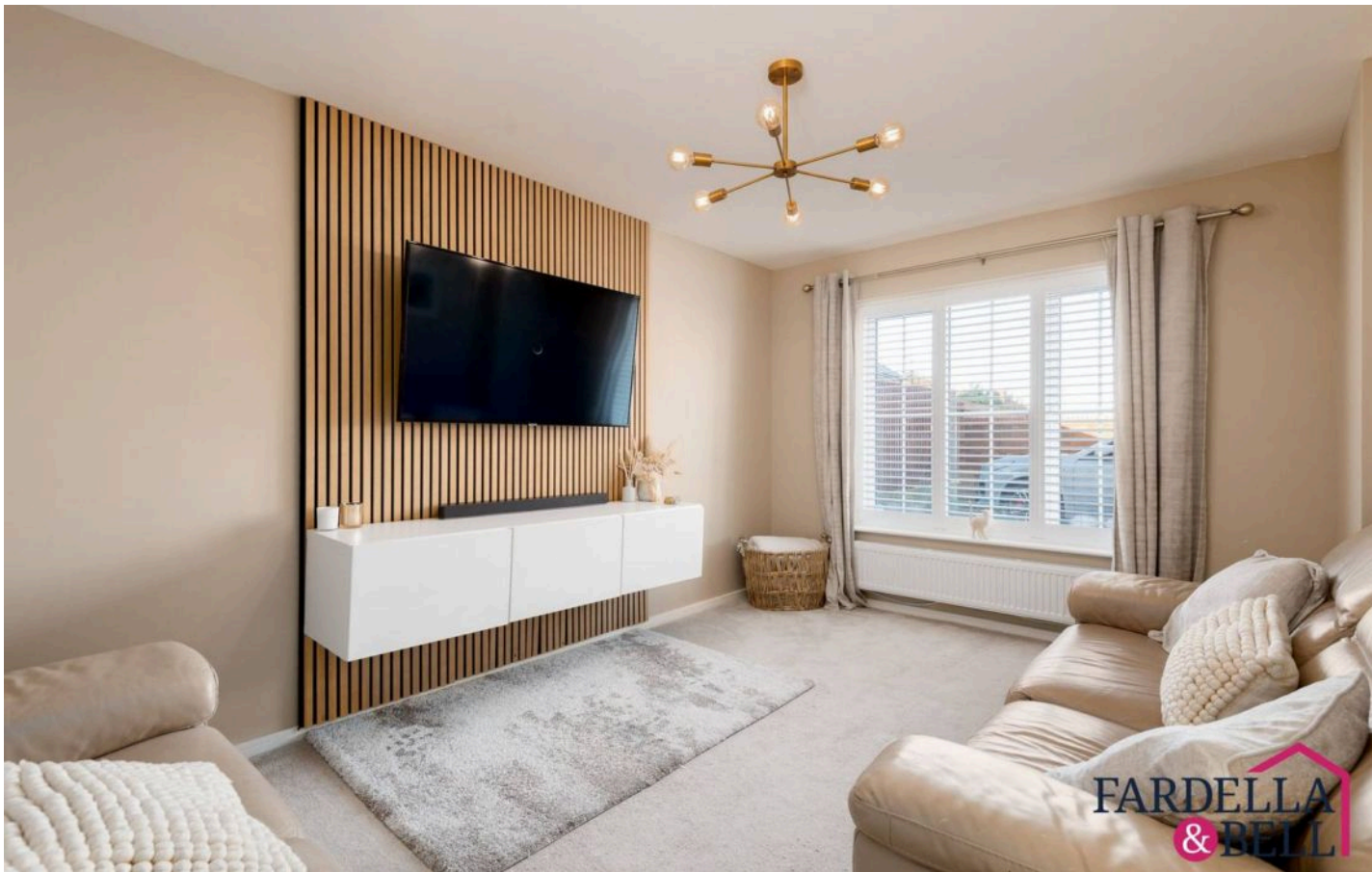
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15 David Lloyd Way, Accrington  
£280,000





## 15 David Lloyd Way

Accrington, Accrington

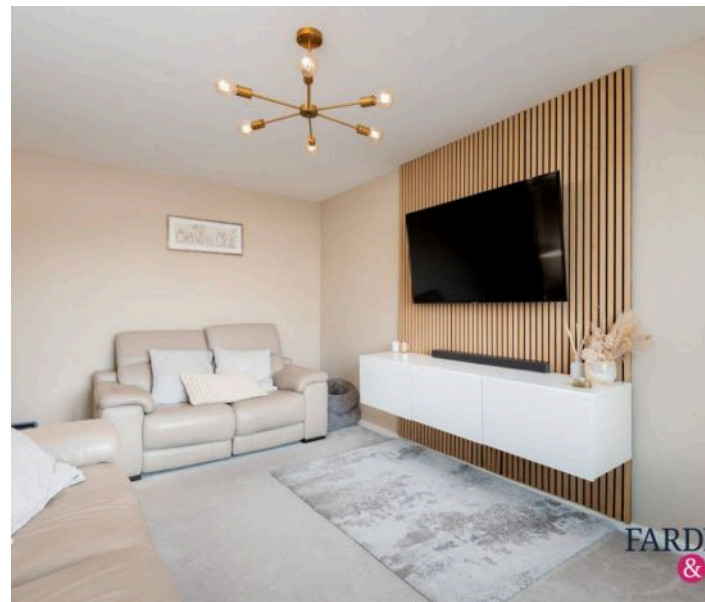
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three bedrooms
- Detached
- Garage
- Extended kitchen
- Good sized rear garden
- Master bedroom with en suite
- Downstairs WC
- Freehold
- Integrated appliances
- Popular area



### Hallway

Vinyl flooring, radiator, ceiling light point, open balustrade staircase, access to downstairs WC and kitchen and lounge areas.

### Lounge

Fitted carpet, radiator, uPVC double glazed window, decorative wooden panelling, ceiling light point and TV point.

### Downstairs WC

Radiator, push button WC, pedestal sink with chrome mixer tap, ceiling light point and frosted uPVC double glazed window.

### Kitchen / dining space

Large kitchen dining space which comfortably accommodates a table and chairs - spotlights to the ceiling, island with storage, TV point, Velux windows, uPVC window and doors leading to rear garden space, a mix of wall and base units, integrated fridge and freezer, integrated oven, electric hob with overhead extraction point, partially tiled walls, dishwasher point and two radiators.

### Landing

Fitted carpet, access to all bedrooms and family bathroom and loft access point.

### Master bedroom

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

### En suite

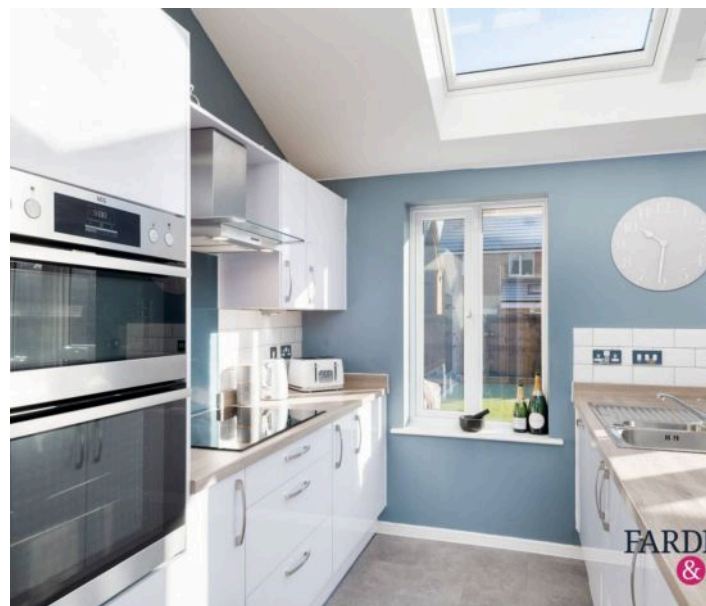
Partially tiled walls, shower enclosure with mains fed shower, chrome towel rail, push button WC and vanity unit with chrome mixer tap, frosted uPVC double glazed window.

### Bedroom two

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

### Family bathroom

Push button WC, shower enclosure with mains fed shower,

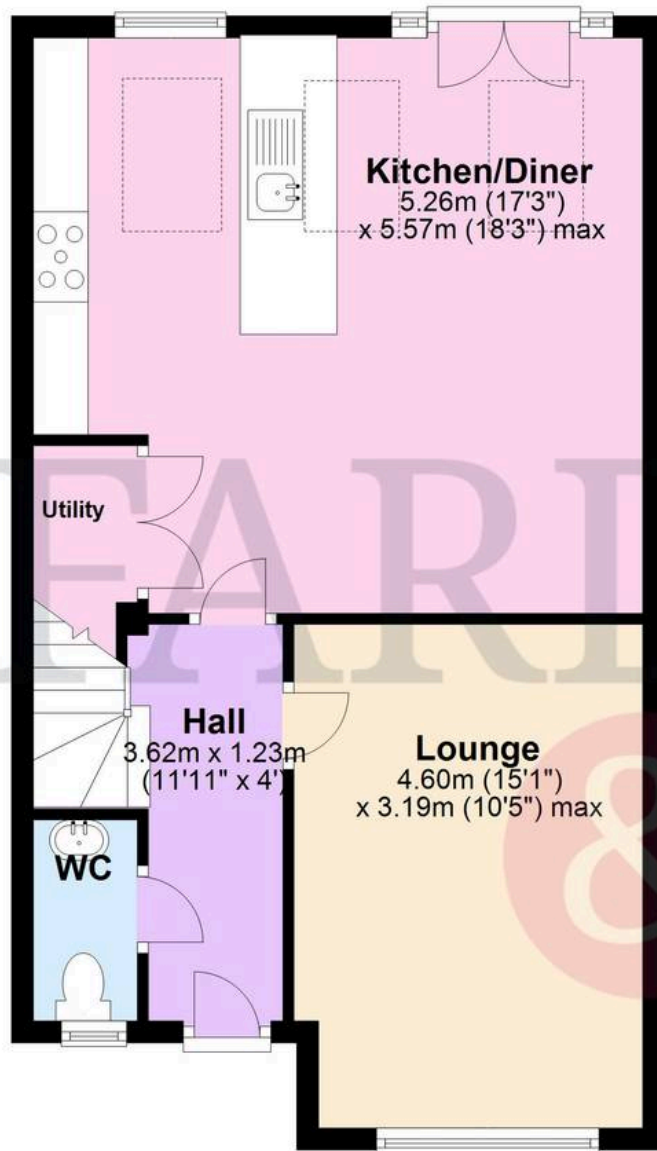






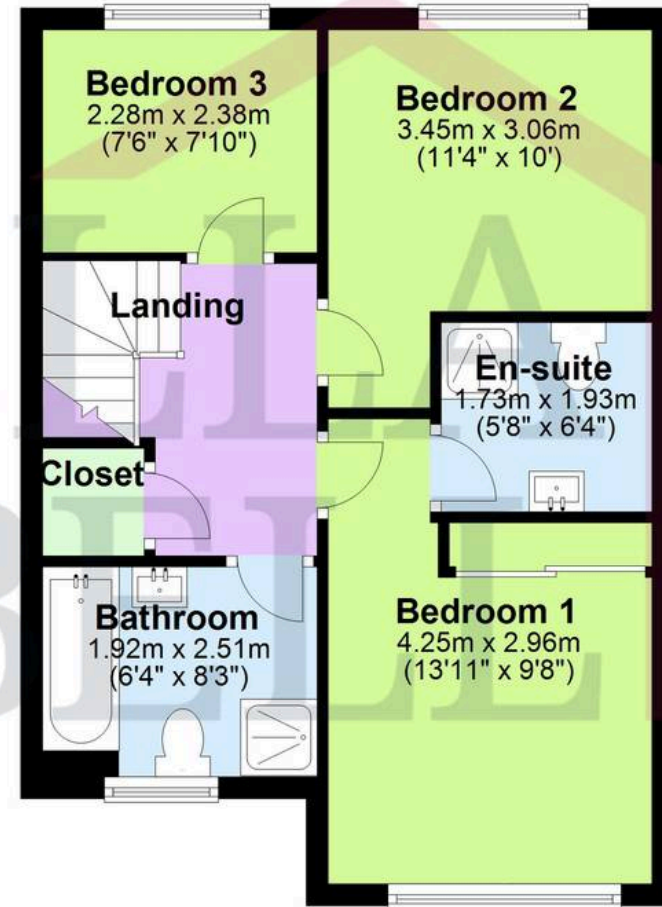
## Ground Floor

Approx. 52.9 sq. metres (569.1 sq. feet)



## First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 94.4 sq. metres (1016.2 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

Plan produced using PlanUp.





#### **REAR GARDEN**

Indian stone paved area, artificial grass area, fenced boundaries, cold water tap and side gate access.

#### **FRONT GARDEN**

Block paved driveway, garage, stone pathway leading to the front door.

#### **GARAGE**

Single Garage

Garage to the side of the property.

#### **DRIVEWAY**

2 Parking Spaces







## Fardella & Bell Estate Agents

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