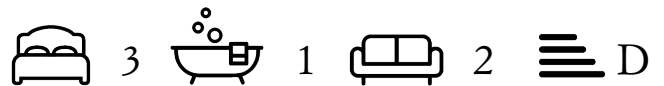




3 Sycamore Grove

Baxenden, Baxenden, BB5 2PS

Offers Over £219,950



Situated in a Highly Desirable location of Baxenden Opposite to Sycamore Grove Woodlands, the Mature Three Bedroom Semi-Detached House with Attached Garage which is perfect to convert into additional living space and Gardens, offers huge potential and no chain. The accommodation comprises: Entrance Hallway with staircase to the first floor, Lounge Open to the Dining Area, Conservatory and Kitchen. Access to the rear porch and Attached Garage. First Floor, Landing, Three Good Size Bedroom and Three Piece Shower Room. Paved Garden frontage with Driveway to the Attached Garage and Enclosed well stocked rear garden.



Entrance Hallway
Staircase to the First Floor. Central Heating Radiator.

Lounge/Dining Room 21'45 x 10'80
UPVC Double Glazed Window and Central Heating Radiator. Fire Surround with Tile Surround. Patio Doors into the Conservatory.

Conservatory 8'90 x 11'24 (2.44m x 3.35m)
UPVC Double Glazed Windows and UPVC French Doors Leading out to the Rear Garden.

Kitchen 12'50 x 9'54 (3.66m x 2.74m)
UPVC Double Glazed Window and Central Heating Radiator. Wall and Base Units with Work Surfaces and Breakfast Bar. Inset Sink. UPVC Door to the Attached Garage.

First Floor

Landing
UPVC Double Glazed Window.

Bedroom One 12'50 x 10'87 (3.66m x 3.05m)
UPVC Double Glazed Window Overlooking Sycamore Grove and Central Heating Radiator. Fitted Wardrobes.

Bedroom Two 10'86 x 8'59 (3.05m x 2.44m)
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Three 8'96 x 10'3 max x6'96 (2.44m x 3.12m max x1.83m)
UPVC Double Glazed Window Overlooking Sycamore Grove and Central Heating Radiator. Built in Wardrobe.

Shower Room
Two UPVC Double Glazed Windows and Central Heating Radiator. Three Piece Suite comprising of Double Base Walk in Shower, Wash Basin and WC.

External
Paved and stocked front garden with Driveway to the attached garage (this has a window not a door and is ideal for conversation in to living space.)
Well stocked rear garden and patio.

Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

Disclaimer 3
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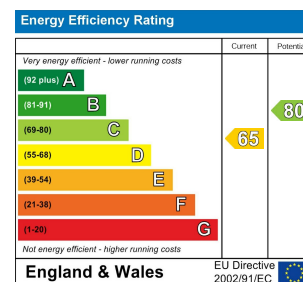
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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