



2 Sandybeds Close , Accrington, BB5 2XG

Park Lane Estate Agents are proud to offer For Sale this beautifully presented and much-loved four-bedroom detached house on Sandybeds Close, a quiet and highly sought-after cul-de-sac in Baxenden. The property boasts tranquil views of woodlands to the rear and is perfectly positioned for access to a wealth of amenities including schools, shops, restaurants and transport links. The property benefits from spacious living accommodation thanks to the multi-level layout. The house is double-glazed throughout and warmed by gas central heating. The internal accommodation comprises an entrance porch, entrance hallway, fourth bedroom, garage, stairs to the lower ground floor, lounge, kitchen, conservatory, downstairs w.c., stairs to the first-floor landing, family bathroom, master bedroom, second bedroom, stairs to the second-floor landing and third bedroom. Externally to the front, the property boasts an easy-to-maintain garden with off-road parking and garage access. To the rear of the property is a large and tranquil garden which is mostly lawned with a mix of patio and mature borders, boasting woodland views and privacy.

Offers In The Region Of £324,999

2 Sandybeds Close

, Accrington, BB5 2XG



- MULTI-LEVEL DETACHED HOUSE
- LARGE REAR GARDEN WITH TRANQUIL WOODLAND VIEWS
- OFF ROAD PARKING
- ATTACHED GARAGE
- MODERN KITCHEN AND BATHROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZED THROUGHOUT
- PERFECTLY POSITIONED FOR ACCESS TO A WEALTH OF NEARBY AMENITIES
- CONTACT US NOW TO ARRANGE YOUR VIEWING

ENTRANCE PORCH

5'06 x 6'01 (1.68m x 1.85m)

ENTRANCE HALLWAY

5'06 x 5'08 (1.68m x 1.73m)

FOURTH BEDROOM

10'05 x 8'05 (3.18m x 2.57m)

GARAGE

13'02 x 7'07 (4.01m x 2.31m)

STAIRS TO LOWER GROUND FLOOR

LOUNGE

13'02 x 14'11 (4.01m x 4.55m)

KITCHEN

14'01 x 7'06 (4.29m x 2.29m)

CONSERVATORY

13'01 x 11'08 (3.99m x 3.56m)

DOWNSTAIRS W.C.

6'01 x 2'08 (1.85m x 0.81m)

STAIRS TO GROUND FLOOR AND FIRST FLOOR

MASTER BEDROOM

9'08 x 10'09 (2.95m x 3.28m)

SECOND BEDROOM

9'07 x 11'08 (2.92m x 3.56m)

FAMILY BATHROOM

8'00 x 7'08 (2.44m x 2.34m)

STAIRS TO SECOND FLOOR LANDING

THIRD BEDROOM

9'07 x 8'06 (2.92m x 2.59m)



Directions



Floor Plan



FOUR BEDROOM SEMI-DETACHED

TOTAL FLOOR AREA: 1175 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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