



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
83	94

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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.

## Bowler Avenue, Accrington, BB5 5FX

### Offers Over £300,000

**AN IMMACULATE FAMILY HOME**

Having been presented and maintained to the highest standard throughout with an abundance of indoor and outdoor space, neutral decoration and a stylish finish, this immaculate three bedroom detached property is being proudly welcomed to the market in the highly regarded location of Accrington on a newly built estate. With stunning open plan kitchen diner, two bathrooms and gardens to both the front and the rear, this property is the perfect family home to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. Benefiting from a fantastic garage, stunning landscaped garden and high quality fixtures and fittings, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a WC, spacious reception room, contemporary fitted kitchen diner and staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and benefits from a utility area and leads out to the rear. The first floor comprises of doors on to three double bedrooms and a modern three-piece bathroom suite. The main bedroom benefits from an en suite shower room. Externally there is a beautifully landscaped garden to the rear with laid to lawn, patio and decking areas. To the front there is a garden with double driveway. For further information or to arrange a viewing please contact our Accrington branch at your earliest convenience.



# Bowler Avenue, Accrington, BB5 5FX

## Offers Over £300,000



- Freehold Property
- Laid To Lawn Garden
- Three Bedrooms
- Council Tax Band D
- Off Road Parking
- No Chain Delay
- EPC Rated B
- Fitted Kitchen
- Two Bathrooms

### Ground Floor

#### Hall

11'7 x 6'8 (3.53m x 2.03m )  
Central heating radiator, smoke alarm, wood effect floor, doors to reception room, kitchen/dining room, WC, stairs to the first floor.

#### WC

6'1 x 3'1 (1.85m x 0.94m )  
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, wood effect floor.

#### Reception Room One

14'10 x 13'1 (4.52m x 3.99m)  
UPVC double glazed window, UPVC double glazed window, central heating radiator, television point.

#### Kitchen/Dining Room

17'4 x 14'7 (5.28m x 4.45m )  
UPVC double glazed window, three velux windows, central heating radiator, range of gloss wall and base units, wood effect surfaces, stainless steel sink with drainer and mixer tap, integrated electric AEG, double oven with five ring gas hob, extractor hood, integrated fridge/freezer, dishwasher, under stairs storage, plumbing for washing machine, dryer, spotlights, smoke alarm, wood effect floor, UPVC double glazed patio doors to rear.

### First Floor

#### Landing

12'2 x 10'10 (3.71m x 3.30m )  
UPVC double glazed window, central heating radiator, loft access, extractor fan, over stairs storage, doors to three bedrooms and bathroom.

#### Bedroom One

15'8 x 9'4 (4.78m x 2.84m )  
UPVC double glazed window, central heating radiator, fitted wardrobes, door to en-suite.

#### Enuite

6'5 x 5'6 (1.96m x 1.68m )  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, direct feed enclosed shower, vanity top wash basin with mixer tap, tiled elevations, spotlights, wood effect floor.

#### Bedroom Two

10'5 x 9'11 (3.18m x 3.02m )  
UPVC double glazed window, central heating radiator, fitted wardrobes.

#### Bedroom Three

9'11 x 8'2 (3.02m x 2.49m )  
Two UPVC double glazed windows, central heating radiator.

#### Bathroom

7'00 x 6'4 (2.13m x 1.93m )  
UPVC double glazed frosted window, central heating towel rail, panel bath with direct feed shower, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, wood effect floor.

### Externally

Composite decking, bedding areas, patio areas.

### Garage

18'9 x 8'11 (5.72m x 2.72m )  
Electric charging point, boiler.

