



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
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
<small>EU Directive 2002/91/EC</small>	

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.

Squirrels Close, Accrington, BB5 6XJ

Offers Over £190,000

THE PERFECT FAMILY HOME

Having been presented and maintained to the highest standard throughout with spacious rooms, neutral decoration and modern fixtures and fittings, this enviable three bedroom detached property is being proudly welcomed to the market in the highly regarded location of Accrington on a sought after estate. With modern fixtures and fittings, enviable gardens and stunning views from the front and the rear, this idyllic property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links to Manchester.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC and staircase to the first floor. The reception room leads on to a dining room which leads through to a contemporary fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a three-piece bathroom suite. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with patio, bedding and laid to lawn areas. To the front there is a laid to lawn garden with patio areas and off road parking. For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Squirrels Close, Accrington, BB5 6XJ

Offers Over £190,000



- Well Presented Semi Detached Property
- Perfect Family Home
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Modern Fixtures and Fittings
- Tenure Leasehold
- Three Piece Bathroom and En Suite
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hallway

7'8 x 5'5 (2.34m x 1.65m)

UPVC double glazed front door, central heating radiator, smoke detector, wood effect flooring, door to WC, reception room and stairs to first floor.

WC

6 x 2'7 (1.83m x 0.79m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, wall mounted wash basin with mixer taps and wood effect flooring.

Reception Room

15 x 12'11 (4.57m x 3.94m)

UPVC double glazed window, central heating radiator, coving, electric multi fuel burner, television point, understairs storage and hardwood single glazed double doors to dining area.

Dining Area

8'10 x 7'11 (2.69m x 2.41m)

Central heating radiator, wood effect flooring, open arch to kitchen and UPVC double glazed patio doors to rear.

Kitchen

8'10 x 7'11 (2.69m x 2.41m)

UPVC double glazed window, range of grey gloss wall and base units, wood effect surfaces, composite one and a half bowl sink and drainer with mixer taps, integrated electric oven with four ring Belling induction hob, extractor hood, integrated Hotpoint microwave, integrated fridge freezer, plumbing for washing machine, integrated boiler and wood effect flooring.

First Floor

Landing

10'4 x 2'11 (3.15m x 0.89m)

UPVC double glazed frosted window, access to partially boarded loft, smoke detector and doors leading to three bedrooms and bathroom.

Bedroom One

12'10 x 11'10 (3.91m x 3.61m)

UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

En Suite

8'4 x 7 (2.54m x 2.13m)

UPVC double glazed frosted window, heated towel rail, three piece suite, direct feed rainfall shower enclosed, dual flush WC, vanity top wash basin with mixer taps, tiled elevation, extractor fan and tiled flooring.

Bedroom Two

9 x 8'11 (2.74m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9 x 7 (2.74m x 2.13m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Central heating radiator, three piece suite, panel bath with mixer taps and shower head, low base WC, vanity top wash basin with mixer taps, tiled elevation and extractor fan.

Exterior

Rear

Paved patio, bedding plants and laid to lawn garden.

Front

Laid to lawn garden with off road parking.

