



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			82
(81-91) B			
(69-80) C		69	
(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.

Royds Avenue, Accrington, BB5 2JX

Offers Over £325,000

AN IDYLIC FAMILY HOME

Having been updated and presented to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and stylish decoration, this immaculate four double bedroom semi detached family home is being proudly welcomed to the market in the sought after location of Accrington. With enviable open plan kitchen living space, neutral decoration and not being overlooked, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley, Rossendale and major motorway links. With ample off road parking, integral garage and having been maintained to an impressive finish, this property is a dream family home not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen, WC and staircase to the first floor. The kitchen boasts contemporary wall and base units, integrated appliances and leads openly on to a snug and doors on to a utility room and out to the front. The utility room guides you through to an integral garage. The reception room leads openly on to a second reception room. The first floor comprises of doors on to four double bedrooms and a family bathroom. Externally, there is an enclosed garden to the rear with laid to lawn, patio and bedding areas which is not overlooked. To the front there is a slate chip garden with bedding areas, block paved driveway and access to the garage.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Royds Avenue, Accrington, BB5 2JX

Offers Over £325,000



- Beautifully Presented Semi Detached Home
- Stylish Decoration
- Private Driveway and Garage
- EPC Rating C
- Four Bedrooms
- Modern Fitted Kitchen
- Tenure Leasehold
- Updated to Highest Standard
- Spacious Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Porch

8'3 x 2'3 (2.51m x 0.69m)

UPVC double glazed front door, four UPVC double glazed windows, feature wall light, tiled flooring and hardwood single glazed frosted door to hall.

Hall

14'3 x 8'4 (4.34m x 2.54m)

Central heating radiator, smoke detector, understairs storage, metre cupboard, wood effect flooring, doors to reception room one, kitchen/dining room, WC, storage cupboard and stairs to first floor.

WC

5'5 x 2'10 (1.65m x 0.86m)

UPVC double glazed frosted window, central heating towel rail, two piece suite, dual flush WC, vanity top wash basin with traditional taps, spotlights, dado rail, wood panel elevation and wood effect flooring.

Reception Room One

14'4 x 13'4 (4.37m x 4.06m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire, television point and open to reception room two.

Reception Room Two

11'10 x 11 (3.61m x 3.35m)

Central heating radiator, coving, ceiling rose, door to kitchen/dining room and UPVC double glazed patio doors to rear.

Kitchen/Dining Room

22'10 x 10'10 (6.96m x 3.30m)

UPVC double glazed window, central heating radiator, range of grey panelled wall and base units, quartz effect surfaces, composite one and a half bowl sink with high spout spring mixer tap, space for four door Rangemaster Range with five ring gas hob, hot plate and extractor hood, space for American style fridge freezer, integrated microwave, wine cooler and dishwasher, integrated counter island and breakfast bar, spotlights, Karndean flooring, open to snug, hardwood single glazed door to utility room and UPVC double glazed frosted door to front.

Snug

9'11 x 6'6 (3.02m x 1.98m)

Central heating radiator, coving, spotlights, electric fire, Karndean flooring and UPVC double glazed patio doors to rear.

Utility Room

8 x 4'1 (2.44m x 1.24m)

Central heating radiator, range of cream wall and base units, granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, wood effect flooring and door to garage.

Garage

12'8 x 9'6 (3.86m x 2.90m)

UPVC double glazed frosted window, power, lighting, UPVC double glazed frosted door to front and up and over garage door.

First Floor

Landing

9'7 x 5'4 (2.92m x 1.63m)

Skylight, loft access, doors leading to four bedrooms and bathroom.

Bedroom One

14'4 x 10'9 (4.37m x 3.28m)

UPVC double glazed window, central heating radiator, spotlights and television point.

Bedroom Two

12'3 x 10'11 (3.73m x 3.33m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10'11 x 7'7 (3.33m x 2.31m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Four

9'7 x 7'10 (2.92m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

9'6 x 5'3 (2.90m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, four piece suite, panel bath with mixer tap, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, tiled elevation, panel elevation, spotlights, extractor fan and tiled flooring.

Exterior

Rear

Laid to lawn garden with patio and bedding area.

Front

Slate chip garden with bedding, block paved driveway and access to garage.

