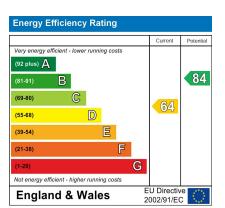
# KEENANS Sales & Lettings





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# Coppice Avenue, Accrington, BB5 6QS Offers Over £200,000

#### AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with an abundance of indoor and outdoor space, double garage and stunning décor, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Accrington on a quiet cul de sac. With three generously sized bedrooms, two living areas and modern fixtures and fittings, this outstanding 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 and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads on to a dining room which guides you on to a contemporary, refurbished fitted kitchen. The first floor comprises of doors on to three sizeable bedrooms and a four piece family bathroom. Externally there is an enclosed laid to lawn garden to the rear with decking, patio and access on to a detached garage. To the front there is a laid to lawn garden with patio and bedding areas.

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

## **Coppice Avenue, Accrington, BB5 6QS** Offers Over £200,000













- Leasehold Property
- Laid To Lawn Garden
- Quiet Cul-De-Sac

#### **Ground Floor**

3'6 x 2'8 (1.07m x 0.81m)

#### **Reception Room One**

13'0 x 12'6 (3.96m x 3.81m)

UPVC double glazed bow window, central heating radiator, gas fire, television point, door to dining room.

#### **Dining Room**

13'9 x 8'8 (4.19m x 2.64m)

UPVC double glazed window, central heating radiator, store cupboard, Karndean floor, UPVC double glazed patio doors to rear,

#### Kitchen

16'1 x 6'10 (4.90m x 2.08m)

Two UPVC double glazed windows, central heating radiator, range of grey wall and base units, wood effect surfaces, tiled splash backs, stainless steel sink with drainer and high spout mixer tap, integrated fridge/freezer, integrated washing machine, integrated dishwasher, spotlights, wood effect floor, UPVC double glazed door to rear.

#### **First Floor**

#### Landing

7'5 x 2'4 (2.26m x 0.71m)

Loft access, to attic room one, smoke alarm, doors to three bedrooms

#### **Bedroom One**

14'7 x 13'6 (4.45m x 4.11m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes, dressing table with integrated mirror, down lights, head board, spotlights, television point.

#### **Bedroom Two**

10'02 x 6'11 (3.10m x 2.11m )

UPVC double glazed window, central heating radiator, fitted wardrobes, loft access to attic room two.

### **Bedroom Three**

8'7 x 8 2 (2.62m x 2.44m 0.61m)

UPVC double glazed window, central heating radiator, fitted

#### **Bathroom**

14'7 x 5'4 (4.45m x 1.63m)

Two UPVC double glazed frosted windows, central heating radiator, central heating towel rail, electric feed enclosed shower, panel bath with mixer tap, rinse head, pedestal wash basin with mixer tap, bidet, dual flush WC, tiled elevations, spotlights, extractor fan, wood effect floor.

- Council Tax Band C
- Off Road Parking
- Three Bedrooms

- EPC Rated D
- Modern Fitted Kitchen
- Semi-Detached

#### **Attic Room One**

11'6 x 8'0 (3.51m x 2.44m)

#### **Attic Room Two**

7'8 x 6'0 (2.34m x 1.83m)

Power, lighting, integrated storage.

#### Externally

Laid to lawn garden with patio and bedding areas,

21'7 x 21'7 (6.58m x 6.58m)

















