



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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

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.

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Offers Over £200,000



- Leasehold Property
- Laid To Lawn Garden
- Quiet Cul-De-Sac
- Council Tax Band C
- Off Road Parking
- Three Bedrooms
- EPC Rated D
- Modern Fitted Kitchen
- Semi-Detached

Ground Floor

Hall

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

Central heating radiator, smoke alarm, door to reception room, stairs to the first floor.

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, door to kitchen.

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 and bathroom.

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 wardrobes.

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.

Attic Room One

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

Power, lighting.

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.

Garage

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

Two hardwood single glazed frosted windows, power, lighting, double doors to rear.



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