



Total area: approx. 96.8 sq. metres (1042.5 sq. feet)

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		71	
(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.

## Squirrels Close, Accrington, BB5 6XJ

### Offers Over £240,000

#### THE PERFECT FAMILY HOME

Offering spacious and beautifully presented accommodation throughout, stunning gardens and not being overlooked to the front, this enviable three bedroom detached property is being proudly welcomed to the market in the sought after location of Huncoot. With off road parking, converted garage and stunning open plan living space, 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 Accrington, Burnley and major motorway links to Blackburn, Manchester and Preston. The property has been a credit to the current owner who has presented and maintained this property to the highest standard throughout and is truly not to be missed!

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 openly on to a dining room and door through to the kitchen. The kitchen leads on to the converted garage which would make the perfect additional living space. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a laid to lawn garden to the rear with paving and bedding areas. To the front there is a double driveway with artificial lawn garden.

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



# Squirrels Close, Accrington, BB5 6XJ

## Offers Over £240,000



- Tenure Leasehold
- Off Road Parking With Double Driveway
- Converted Garage
- Close Proximity To Local Amenities And Easy Access To Major Commuter Routes

- Council Tax Band D
- Spacious Three Bedroom Detached Property
- Ideal Family Home With Viewing Essential

- EPC Rating C
- Three Piece Bathroom Suite And En Suite
- Ample Rear Garden Space With Patio Areas

### Ground Floor

#### Entrance

Via a UPVC double glazed frosted door to hall.

#### Hall

8'10 x 5'4 (2.69m x 1.63m)

Central heating radiator, coving, wood effect laminate floor, doors to WC, reception room and stairs to first floor.

#### WC

5'4 x 2'8 (1.63m x 0.81m)

UPVC double glazed frosted window, central heating radiator, two piece suite, low bowl WC, corner wall mounted wash basin and wood effect laminate floor.

#### Reception Room One

14'8 x 13'7 (4.47m x 4.14m)

UPVC double glazed window, central heating radiator, coving, gas fire with lime stone effect hearth and surround, television point, under stairs storage, open arch to dining area and door to kitchen.

#### Dining Area

10'4 x 9'9 (3.15m x 2.97m)

Central heating radiator, coving, door to kitchen and UPVC double glazed sliding door to rear.

#### Kitchen

14'11 x 9'9 (4.55m x 2.97m)

Two UPVC double glazed window, central heating radiator, range of cream panelled wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric Hotpoint double oven with four ring gas hob and extractor hood, space for fridge, plumbed for washing machine and dryer, integrated breakfast bar, tiled floor, door to reception room two and UPVC double glazed frosted door to side.

#### Reception Room Two

11'10 x 7'11 (3.61m x 2.41m)

Velux window, integrated Alpha boiler, wood effect laminate floor and door to storage room/garage space.

#### Store

7'11 x 6'11 (2.41m x 2.11m)

Up and over garage door.

### First Floor

#### Landing

11'4 x 9' (3.45m x 2.74m)

UPVC double glazed window, central heating radiator, coving, loft access, over stairs storage, doors to three bedrooms and bathroom.

#### Bedroom One

11'6 x 10'2 (3.51m x 3.10m)

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

### En Suite

5'3 x 5' (1.60m x 1.52m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, enclosed corner direct feed shower, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, PVC elevation, PVC to ceiling, spotlights, extractor fan and tiled floor.

### Bedroom Two

9'9 x 8'10 (2.97m x 2.69m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Three

9'9 x 7'10 (2.97m x 2.39m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bathroom

7'3 x 5'7 (2.21m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, tiled panel bath, dual flush WC, pedestal wash basin, tiled elevation, spotlights, extractor fan and tiled floor.

### External

#### Front

Double driveway with artificial lawn garden.

#### Rear

Laid to lawn garden with paving and bedding areas, wooden sun terrace in the far corner of the garden.

