



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			95
(81-91) B		84	
(69-80) C			
(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.

Bowler Avenue, Accrington, BB5 5FX

Offers Over £250,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and stylish decoration, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Accrington on a popular estate. With two bathrooms, woodland views to the rear and open plan living space, this 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.

The property comprises briefly; a welcoming entrance hallway provides access through to a contemporary fitted kitchen, WC and staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads openly on to the living area. The first floor comprises of doors onto two generously sized bedrooms, modern family bathroom and inner landing which houses a staircase to the second floor. The second floor houses a fantastic main bedroom with added en suite. Externally, there is an enclosed laid to lawn garden with paving and timber storage shed. To the front there is a garden with paved and bedding areas and off road parking for up to the three cars with laid to lawn garden to the side.

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

Bowler Avenue, Accrington, BB5 5FX

Offers Over £250,000



- An Envious Semi Detached Property
- Open Plan Living Space
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Stylish Decoration
- Tenure Freehold
- Two Bathrooms
- Not Overlooked
- Council Tax Band C

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

9'1 x 6'11 (2.77m x 2.11m)

Central heating radiator, smoke alarm, wood effect laminate flooring, doors to the open plan kitchen, WC and staircase to the first floor.

WC

5'6 x 2'9 (1.68m x 0.84m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, wood effect laminate flooring.

Kitchen

13'8 x 9'8 (4.17m x 2.95m)

UPVC double glazed window, central heating radiator, a range of glossed wall and base units, granite effect surface, glossed splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric AEG double oven with a five ring induction hob and extractor hood, integrated fridge freezer, dishwasher and washing machine/dryer, integrated boiler, under unit lighting, spotlights, wood effect laminate flooring, open to the reception room.

Reception Room

16'6 x 12'10 (5.03m x 3.91m)

Three UPVC double glazed windows, two Velux windows, spotlights, television point, under stairs storage cupboard, wood effect laminate flooring.

First Floor

Landing

10'8 x 6'5 (3.25m x 1.96m)

Central heating radiator, smoke alarm, doors to two bedrooms, bathroom and inner landing.

Bedroom Two

12'10 x 9'6 (3.91m x 2.90m)

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

Bedroom Three

9'6 x 6'3 (2.90m x 1.91m)

UPVC double glazed window, central heating radiator.

Bathroom

6'4 x 6'3 (1.93m x 1.91m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with direct feed shower and mixer tap, inset shelving, tiled elevations, spotlights, tiled effect lino flooring.

Inner Landing

6'5 x 5'1 (1.96m x 1.55m)

UPVC double glazed window, central heating radiator, staircase to the second floor/bedroom one.

Second Floor

Bedroom One

18'3 x 12'10 (5.56m x 3.91m)

Four Velux windows, central heating radiator, smoke alarm, air ventilator, loft access, fitted wardrobes, television point, door to the en suite.

En Suite

6'10 x 6'9 (2.08m x 2.06m)

Velux window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, spotlights, tiled effect lino flooring.

External

Front

Garden fronted with paving and bedding areas, off road parking for up to three cars and laid to lawn garden to the side.

Rear

Enclosed laid to lawn garden with paving, timber storage shed and woodland views.

