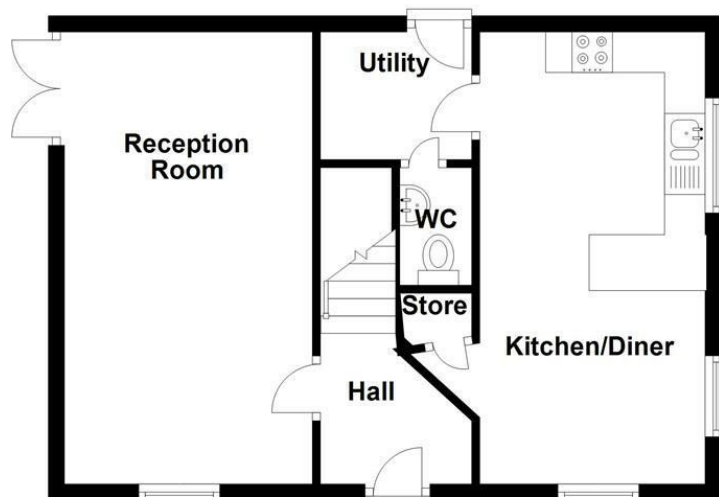
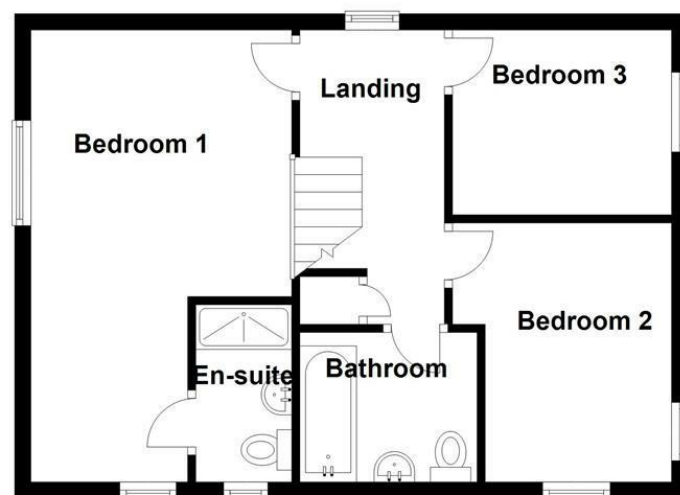


Ground Floor



First Floor



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.



Hambleton Mill Park, Accrington, BB5 5FP

Offers Over £200,000

AN ENVIABLE FAMILY HOME

Located on a highly popular estate and benefitting from spacious rooms, modern fixtures and neutral decoration, this exceptional three double bedroom detached property is being proudly welcomed to the market in the sought after location of Accrington. With detached garage, stunning low maintenance gardens and two bathrooms, 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, Clitheroe and major motorway links. With off road parking and an enviable open plan kitchen diner with separate utility this property is ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads on to a utility room. The utility room leads on to a WC and out to the rear. The first floor comprises of doors on to three double bedrooms and family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a beautifully presented low maintenance garden with artificial lawn and paved areas with access on to a driveway and single garage.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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.

Hambledon Mill Park, Accrington, BB5 5FP

Offers Over £200,000



- Tenure Freehold
- Off Road Parking With Driveway And Single Garage
- Contemporary Fitted Kitchen
- Easy Access To Major Network Links
- Council Tax Band D
- Three Double Bedroom Detached Property
- Spacious Low Maintenance Artificial Lawn And Paved Areas
- EPC Rating B
- Ideal Family Home With Viewing Essential
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a composite double glazed frosted door to hall.

Hall

6'2 x 6'1 (1.88m x 1.85m)

Central heating radiator, wood effect laminate flooring, doors to reception room, kitchen/diner and stairs to first floor.

Reception Room

18'4 x 10'1 (5.59m x 3.07m)

UPVC double glazed window, central heating radiator, coving, television point, wood effect laminate flooring and UPVC double glazed patio doors to rear.

Kitchen/Diner

18'4 x 11'7 (5.59m x 3.53m)

Three UPVC double glazed windows, two central heating radiators, range of wood effect wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric Electrolux oven with four ring gas hob, extractor hood, space for fridge freezer, integrated dish washer, store cupboard, wood effect laminate flooring and door to utility room.

Utility Room

6'2 x 5'2 (1.88m x 1.57m)

Central heating radiator, plumbed for washing machine, dryer, granite effect work Vaillant boiler, extractor fan, tiled effect lino, door to WC and composite double glazed frosted door to rear.

WC

4'9 x 2'11 (1.45m x 0.89m)

Central heating radiator, two piece suite, dual flush WC, pedestal wash basin, extractor fan and tiled effect lino.

First Floor

Landing

11'11 x 6'4 (3.63m x 1.93m)

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

Bedroom One

18'4 x 10'1 (5.59m x 3.07m)

Two UPVC double glazed windows, two central heating radiators, television point and door to en suite.

En Suite

7'1 x 3'11 (2.16m x 1.19m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, enclosed double direct feed rainfall shower with rinse head, tiled elevation, extractor fan and tiled effect lino.

Bedroom Two

10'6 x 9'2 (3.20m x 2.79m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

9'2 x 7'6 (2.79m x 2.29m)

UPVC double glazed window and central heating radiator.

Bathroom

7'2 x 6'2 (2.18m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, panelled bath with mixer tap and rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, extractor fan and tiled effect lino.

External

Rear

Enclosed garden with paving and artificial lawn.

Front

Paved garden with access to off road parking and garage.



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