



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			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

## Askrigg Close, Accrington, BB5 6SD

### £240,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and stylish decoration, this exceptional four bedroom detached property is being proudly welcomed to the market in the sought after location of Accrington on a popular estate. Located on an impressive plot with enviable gardens and a neutral finish, this property is the perfect home for any growing family 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. With added garage, off road parking and stunning open plan living space, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen, WC and staircase to the first floor. Both the living room and kitchen lead out to the enviable garden. The first floor comprises of doors on to four generously sized bedrooms and family bathroom. Externally there is a stunning wrap around garden with laid to lawn, paving, bedding and mature shrubs and trees to the rear, as well as access on to the garage. To the front there is a generously sized laid to lawn garden with paving and bedding, off road parking and access on to the garage.

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

# Askrigg Close, Accrington, BB5 6SD

£240,000



- An Exceptional Detached Property
- Wrap Around Gardens
- Off Road Parking
- Freehold
- Four Bedrooms
- Stylish Decoration
- EPC Rating D
- Sought After Location
- Perfect Family Home
- Council Tax Band D

## Ground Floor

### Entrance

UPVC double glazed frosted door to the hallway.

### Hallway

12'4 x 8'2 (3.76m x 2.49m)

Central heating radiator, coving, smoke alarm, under stairs storage cupboard, wood effect laminate flooring, hardwood single glazed doors to the reception room and kitchen, door to the WC and staircase to the first floor.

### WC

5'9 x 2'8 (1.75m x 0.81m)

Hardwood single glazed frosted window, chrome heated towel rail, a two piece suite comprising of a dual flush WC, vanity top wash basin with traditional taps, wood effect panelled elevations, tiled effect vinyl flooring.

### Reception Room

21'7 x 13'1 (6.58m x 3.99m)

UPVC double glazed window, two central heating radiator, cornice coving, gas fire with white hearth and surround, television point, hardwood single glazed doors to the kitchen, UPVC double glazed sliding door to the rear.

### Kitchen

11'4 x 8'9 (3.45m x 2.67m)

UPVC double glazed window, a range of panelled wall and base units, granite effect surface, tiled splash backs, composite granite coated sink and drainer with mixer tap, integrated electric double belling oven with a four ring gas hob and extractor hood, integrated fridge and dish washer, integrated Neff microwave, spotlights, wood effect lino flooring, UPVC double glazed frosted door to the side.

## First Floor

### Landing

12'9 x 9'7 (3.89m x 2.92m)

UPVC double glazed frosted window, central heating radiator, loft access, storage cupboard, doors to four bedrooms and bathroom.

### Bedroom One

12'2 x 11'5 (3.71m x 3.48m)

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

### Bedroom Two

11'4 x 8'9 (3.45m x 2.67m)

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

### Bedroom Three

10 x 5'9 (3.05m x 1.75m)

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

### Bedroom Four

8'9 x 6'5 (2.67m x 1.96m)

UPVC double glazed window, central heating radiator.

## Bathroom

5'11 x 5'6 (1.80m x 1.68m)

UPVC double glazed frosted window, a three piece suite comprising of a low basin WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and electric feed shower, tiled elevations, spotlights, extractor fan, wood effect laminate flooring.

## External

### Front

Laid to lawn garden with bedding, paving, driveway and access to the garage.

### Garage

16'10 x 8'3 (5.13m x 2.51m)

Power, lighting, plumbing for washing machine and dryer and an up and over garage door.

### Rear

Wrap around laid to lawn garden with paving, bedding, mature shrubs and access to the garage.



Tel: 01254389384

www.keenans-estateagents.co.uk