

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			86
(81-91) B		73	
(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	

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Ingleton Close, Accrington, BB5 6TW

£220,000

A SPACIOUS DETACHED FAMILY HOME WITH GREAT POTENTIAL

Tucked away in the corner of a peaceful cul-de-sac in the heart of a popular area of Accrington, this four-bedroom, detached family home is perfectly suited for a growing family looking for their dream forever home with easy access to nearby amenities, schools and major commuter routes. The property offers a spacious open plan living/dining room with four good sized bedrooms offers great potential for any prospective buyer to put their personal stamp on to make their dream home.

The property comprises briefly, to the ground floor: entrance through the porch to a hallway with stairs to the first floor and doors to a downstairs WC, a spacious living room, and a fitted kitchen. To the first floor is a landing with doors leading to four bedrooms and a family bathroom. Externally the property offers a laid to lawn rear garden with a paved patio. The front has a bedding area plus a driveway providing off-road parking.

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Ingleton Close, Accrington, BB5 6TW

£220,000



- Tenure Freehold
- Off Road Parking For Numerous Vehicles With Driveway
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band D
- Spacious Four Bedroom Detached Property
- Enclosed Ample Sized Laid To Lawn Garden With Paved And Bedding Areas
- EPC Rating C
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes Areas

Ground Floor

Entrance

Hard wood single glazed door to porch.

Porch

8'1 x 3'7 (2.46m x 1.09m)

Hard wood single glazed window, tiled flooring and UPVC double glazed door to hallway.

Hallway

12'6 x 8' (3.81m x 2.44m)

Central heating radiator, coving, smoke alarm, wood effect flooring, stairs to first floor, doors to reception room, kitchen, under stairs storage and WC.

WC

6' x 7'9 (1.83m x 2.36m)

Hard wood single glazed frosted window, central heating radiator, low bowl WC, vanity top wash basin and wood effect flooring.

Reception Room

21'8 x 13'2 (6.60m x 4.01m)

UPVC double glazed window, two central heating radiators, coving, two feature wall lights, television point and UPVC sliding doors to the rear.

Kitchen

11'3 x 8'7 (3.43m x 2.62m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, freestanding oven with four ring gas hob, extractor hood, tiled splash back, composite sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, wood effect flooring and UPVC double glazed frosted door to side elevation.

First Floor

Landing

UPVC double glazed frosted window on stair return, ceiling fan, coving, smoke alarm, loft access, doors to bathroom, linen cupboard and four bedrooms.

Bedroom One

11'5 x 9'11 (3.48m x 3.02m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

9'4 x 8'8 (2.84m x 2.64m)

UPVC double glazed window, central heating radiator, coving, television point and open fronted fitted wardrobes.

Bedroom Three

9'11 x 5'11 (3.02m x 1.80m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four

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

UPVC double glazed window, central heating radiator and coving.

Bathroom

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

UPVC double glazed frosted window, central heating radiator, low bowl WC, pedestal wash basin, panelled bath with over head electric feed shower, part tiled elevation, extractor fan and wood effect flooring.

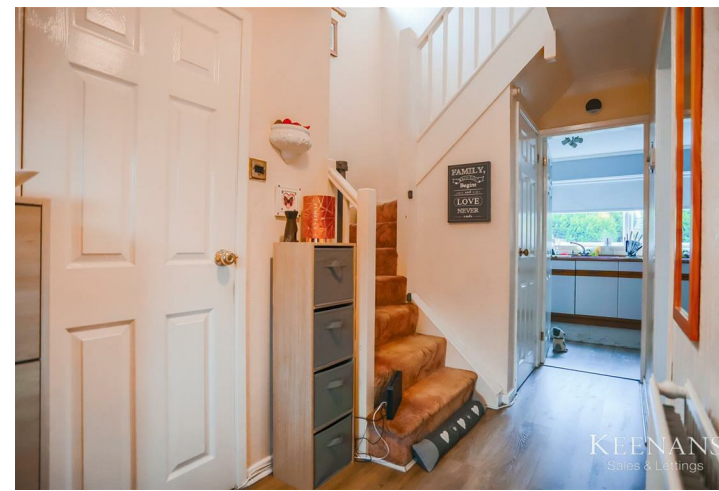
External

Rear

Laid to lawn garden with paved patios and bedding areas.

Front

Slate bedding areas and driveway for off road parking for numerous vehicles.



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