



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			
(81-91) B			
(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.

Bluebell Way, Huncoat, BB5 6TD

Offers Over £270,000

A SUPERB FAMILY HOME ON A POPULAR ESTATE IN HUNCOAT

Situated on a quiet estate in Huncoat, this spacious family home is proudly presented to the market. The property flows internally with well proportioned living accommodation throughout, the property is perfectly suited for a growing family looking to find a property they can move straight into. The property has easy access to all local amenities whilst also being in a prime location for enjoying countryside walks and easy access to the neighbouring towns, with also great links to major commuter routes.

The property comprises briefly, to the ground floor: entrance to the hallway which has stairs leading to the first floor and doors providing access to the downstairs WC, two reception rooms and to the kitchen. The second reception room is open to the dining room. The kitchen is fitted with modern wall and base units, integrated appliances and has doors leading to the rear garden. To the first floor is a spacious landing with doors leading to four bedrooms and a three piece bathroom suite. The main bedroom has a door providing access to the en-suite. Externally the property commands an extensive garden with a lawn area, patio, timber shed, a separate allotment with raised bedding areas and mature shrubbery. To the front of the property there is off road parking.

For further information, or to arrange a viewing, please contact our Accrington team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Bluebell Way, Huncoat, BB5 6TD

Offers Over £270,000



- Leasehold Property
- Off Road Parking
- Well Located
- Council Tax Band D
- Spacious Laid To Lawn Garden
- Four Bedrooms
- EPC To Be Confirmed
- Fitted Kitchen

Ground Floor

Hall

11'11 x 6'04 (3.63m x 1.93m)

Central heating radiator, coving, stairs to the first floor, doors to two reception rooms, kitchen, WC, wood effect floor.

WC

6'05 x 2'11 (1.96m x 0.89m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, wood effect floor.

Reception Room One

9'08 x 8'04 (2.95m x 2.54m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, wood effect floor.

Reception Room Two

14'10 x 11'07 (4.52m x 3.53m)

UPVC double glazed bay window, central heating radiator, coving, gas fire, television point.

Dining Room

15'11 x 8'04 (4.85m x 2.54m)

UPVC double glazed sash windows, central heating radiator, television point, wood floor.

Kitchen

18'04 x 8'04 (5.59m x 2.54m)

Central heating radiator, wall and base units, wood worktops, Belfast sink with drainer and mixer taps, Range-master oven, six ring gas hob, extractor hood, fridge/freezer, breakfast bar, part tiled elevations, tiled floor, spotlights, microwave.

First Floor

Landing

10'11 x 7'11 (3.33m x 2.41m)

Access to attic, smoke alarm, coving, doors to four bedrooms, bathroom and storage cupboard.

Bedroom One

13'06 x 9'06 (4.11m x 2.90m)

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

Ensuite

6'09 x 5'06 (2.06m x 1.68m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, double main feed shower, part tiled elevations, Karndean floor, extractor fan.

Bedroom Two

10'10 x 9'05 (3.30m x 2.87m)

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

Bedroom Three

10'04 x 8'6 (3.15m x 2.59m)

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

Bedroom Four

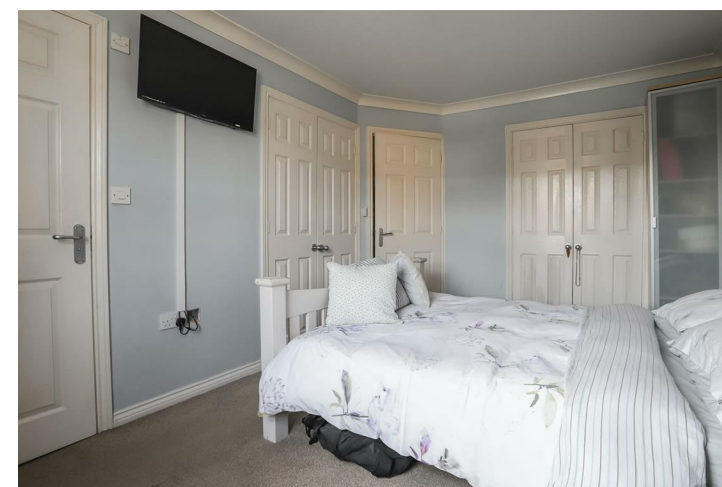
8'05 x 7'00 (2.57m x 2.13m)

UPVC double glazed sash window, central heating radiator, fitted wardrobes.

Bathroom

8'05 x 6'06 (2.57m x 1.98m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, bath with mixer taps, rinse head, part tiled elevations, laminate floor, storage cupboard, extractor fan.



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