



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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>83</p> <p>93</p>

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.

Deer Park, Accrington, BB5 6XH

£325,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Offering an abundance of high quality indoor and outdoor space, stylish decoration and modern fixtures and fittings, this enviable four double bedroom detached property is being proudly welcomed to the market in the sought after location of Huncoat on a popular estate. With beautiful low maintenance gardens, double driveway and open plan dining kitchen, this outstanding property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley and major motorway links. With added garage, two bathrooms and two living areas, this property has everything needed and is the perfect upsize!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, WC and staircase to the first floor. The reception room leads on to a second reception room which then guides you through to the kitchen diner. The kitchen diner boasts modern wall and base units, integrated appliances and leads out to the rear and on to a utility room. The first floor comprises of doors on to four double bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed low maintenance garden to the rear with artificial lawn, decking and bedding areas. To the front there is a laid to lawn garden, double driveway, access on to the garage and on to a bin store.

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

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- Exquisite Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating B
- Four Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hall

14'10 x 6'11 (4.52m x 2.11m)

Composite double glazed frosted front door, central heating radiator, smoke detector, understairs storage, doors leading to WC, reception room, kitchen/dining area and stairs to first floor.

WC

5'10 x 3 (1.78m x 0.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and wood effect laminate flooring.

Reception Room One

19'6 x 10'10 (5.94m x 3.30m)

UPVC double glazed box bay window, central heating radiator, television point and double doors to reception room two.

Reception Room Two

10'3 x 9'4 (3.12m x 2.84m)

UPVC double glazed window, central heating radiator and door to kitchen/dining area.

Kitchen/Dining Area

16'7 x 15'6 (5.05m x 4.72m)

UPVC double glazed window, two central heating radiators, range of high gloss wall and base units, granite effect worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric double Neff oven with four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, under unit lighting, spotlights, wood effect laminate flooring, door to utility and UPVC double glazed French doors to rear.

Utility

8'7 x 5 (2.62m x 1.52m)

Central heating radiator, high gloss base units, granite effect worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, extractor fan, wood effect laminate flooring and composite double glazed frosted door to side elevation.

First Floor

Landing

15'11 x 6'11 (4.85m x 2.11m)

UPVC double glazed window, central heating radiator, smoke detector, loft access, integrated storage, doors leading to four bedrooms and bathroom.

Bedroom One

14 x 11 (4.27m x 3.35m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point and door to en suite.

En Suite

8'3 x 4'6 (2.51m x 1.37m)

UPVC double glazed frosted window, central heating radiator, direct feed shower enclosed, pedestal wash basin with mixer tap, dal flush WC, tiled elevations, spotlights, extractor fan and wood effect lino flooring.

Bedroom Two

12'3 x 8'10 (3.73m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'11 x 11'1 (3.02m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'8 x 8'10 (2.95m x 2.69m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 6'1 (2.34m x 1.85m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and granite effect lino flooring.

Exterior

Rear

Enclosed garden with artificial lawn, decking, bedding areas and canopy.

Front

Laid to lawn garden, off road parking, access to bin store at side elevation and garage.

Garage

17'1 x 8'5 (5.21m x 2.57m)

Power, lighting, Potterton boiler, composite double glazed frosted door to side and up and over garage door.



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