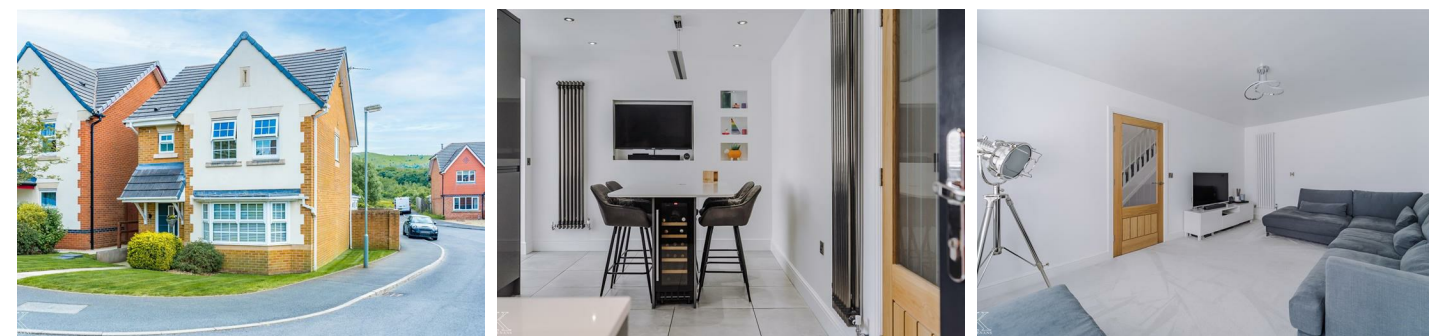




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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, Accrington, BB5 6TD

### Auction Guide £260,000

BEAUTIFUL DETACHED FAMILY HOME

Welcome to Bluebell Way, Huncoat, Accrington - a charming location for this beautifully maintained family home. Situated in a peaceful area, this property offers a serene escape from the hustle and bustle of everyday life.

Step inside to discover a high spec kitchen featuring a Quooker tap, perfect for those who appreciate both style and functionality in their living space. Whether you enjoy cooking up a storm or simply appreciate a well-designed kitchen, this feature is sure to impress.

This house is not just a property, it's a place where memories are made and cherished. With its tranquil surroundings and modern amenities, this home is ready to welcome a new family looking for comfort and style. Don't miss the opportunity to make this house your home in the heart of Accrington.



# Bluebell Way, Accrington, BB5 6TD

## Auction Guide £260,000



- Immaculate Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating TBC
- Three Bedrooms
- Spacious Interiors Throughout
- Tenure Leasehold
- Two Bathrooms
- Beautifully Presented Rear Garden
- Council Tax Band D

### Ground Floor

#### Entrance Hall

14'7 x 6'4 (4.45m x 1.93m )

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

#### Reception Room

16'4 x 11'7 (4.98m x 3.53m )

UPVC double glazed bay window, central heating radiator, upright central heating radiator and television point.

#### WC

5'11 x 2'6 (1.80m x 0.76m )

Pedestal wash basin with mixer tap, dual flush WC and wood effect laminate flooring.

#### Kitchen/Dining Area

18'3 x 10'0 (5.56m x 3.05m)

UPVC double glazed window, two upright central heating radiators, range of high gloss wall and base units with quartz worktops, stainless steel one and a half bowl inset sink and drainer with Quooker tap, integrated high rise Neff oven and microwave, Neff four ring electric hob and Neff extractor hood, integrated fridge freezer, wine cooler and bin store, central island, spotlights, tiled flooring and open access to garden room.

#### Garden Room

10'0 x 9'11 (3.05m x 3.02m)

UPVC double glazed windows, central heating radiator, tiled flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

10'1 x 3'0 (3.07m x 0.91m)

UPVC double glazed window, smoke detector, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

14'2 x 13'4 (4.32m x 4.06m )

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

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

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, direct feed shower enclosed, part tiled elevations and tiled flooring.

#### Bedroom Two

11'5 x 8'11 (3.48m x 2.72m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'11 x 6'5 (2.72m x 1.96m )

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

### Bathroom

7'9 x 6'6 (2.36m x 1.98m )

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and direct feed shower, door to airing cupboard, part tiled elevations and tiled effect laminate flooring.

### Exterior

#### Rear

Enclosed garden with laid to lawn, paving, decking area, slate chippings, gated access to off road parking and garage.

#### Front

Laid to lawn garden and mature shrubbery.

