



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			73
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

Park Crescent, Accrington, BB5 0LW

£425,000

AN EXCEPTIONAL DETACHED PROPERTY ON AN IMPRESSIVE PLOT

Offering an abundance of high quality indoor and outdoor space with no details being missed, this outstanding four bedroom detached property is being proudly welcomed to the market in the most picturesque location of Accrington on a private lane. Flowing internally with character and charm and having undergone a full transformation with the highest quality finish, this property has been a credit to the current owners who have created a luxurious and stylish family home ready to move straight into! With the most impressive loft conversion which has been transformed into a wonderful separate living space, incredibly landscaped gardens with external kitchen and panoramic picturesque views, this property is the perfect home for any growing family truly not to be missed!

The property comprises briefly; a welcoming entrance porch leads on to an entrance hallway. The entrance hallway leads through to an inner hallway which houses a staircase to the first floor. The hallway guides you on to a spacious open plan kitchen and living space, two double bedrooms, study and a family bathroom. The open plan kitchen and living space boasts modern wall and base units, high quality integrated appliances and leads on to a utility room and out to the rear through bi-folding doors. The utility room leads on to an integral garage/workshop and WC. The main bedroom benefits from an en suite shower room. The first floor comprises of an exceptional open plan living space with stunning Cabrio Velux window and leads on to two additional bedrooms and shower room. Externally there is a beautifully landscaped garden to the rear with external kitchen featuring a BBQ and outdoor fireplace, paving, bedding, canopy, storage shed and greenhouse. To the front there is a garden with double driveway and lane access.

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

Park Crescent, Accrington, BB5 0LW

£425,000



- Impressive Detached Property
- Presented to Highest Standard Throughout
- Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Incredible Loft Conversion
- Tenure Freehold
- Three Bathrooms
- Stunning Fully Equipped Rear Garden
- Council Tax Band D

Ground Floor

Porch

9'1 x 7'1 (2.77m x 2.16m)

UPVC double glazed front door, UPVC double glazed window, wood panel elevations, polycarbonate roof, tiled flooring and hardwood single glazed frosted door to hall.

Entrance Hall

7'10 x 4'0 (2.39m x 1.22m)

Coving to ceiling, wood effect LVT flooring, single glazed door to hall and stairs to first floor.

Inner Hall

13'9 x 8'3 (4.19m x 2.51m)

Central heating radiator, storage cupboard, linen cupboard, wood effect LVT flooring, doors leading to open plan kitchen/living area, bedroom one, bedroom two, study and bathroom.

Open Plan Kitchen/Living Area

23'6 x 19'10 (7.16m x 6.05m)

Two UPVC double glazed windows, central heating radiator, under unit heater, coving to ceiling, cast iron multifuel burner with slate hearth, stone surround and wooden mantel, range of wall and base units with quartz worktops, tiled splashbacks, stainless steel inset one and a half bowl sink with high spout mixer tap, integrated electric Neff oven with four ring induction hob and extractor hood, integrated combi microwave oven, space for American fridge freezer, integrated dishwasher and wine cooler, spotlights, television point, counter island, breakfast bar, wood effect LVT flooring, door to utility and aluminium double glazed bi-folding door to rear.

Utility

9'6 x 8'11 (2.90m x 2.72m)

UPVC double glazed window, central heating radiator, range of wall and base units with quartz worktops, tiled splashbacks, stainless steel sink with mixer tap, plumbing for washing machine and dryer, store hatch, tiled flooring, door to cloakroom, garage/workshop and UPVC door to rear.

Cloakroom

5'8 x 3'4 (1.73m x 1.02m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, wood panel elevations and tiled flooring.

Garage/Workshop

19'0 x 9'1 (5.79m x 2.77m)

UPVC double glazed frosted window, central heating radiator, power, lighting, integrated shelving, hot water cylinder, Main eco boiler and electric roller door.

Bedroom One

14'7 x 9'9 (4.45m x 2.97m)

UPVC double glazed window, central heating radiator, coving to ceiling, panelled sliding door to fitted wardrobes, wood effect LVT flooring and sliding door to en suite.

En Suite

7'4 x 3'8 (2.24m x 1.12m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed with rinse head, tiled elevations, extractor fan, spotlights and tiled flooring.

Bedroom Two

13'4 x 11'1 (4.06m x 3.38m)

UPVC double glazed window, central heating radiator, coving to ceiling, gas living flame fire, television point, wood panel elevations and wood effect LVT flooring.

Study

10'1 x 8'1 (3.07m x 2.46m)

UPVC double glazed window, central heating radiator, coving to ceiling, integrated desk and shelving, understairs storage and wood effect LVT flooring.

Bathroom

7'5 x 6'1 (2.26m x 1.85m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with electric feed shower, tiled elevations, spotlights, integrated linen cupboard and tiled flooring.

First Floor

Open Plan Living Area

31'1 x 15'4 (9.47m x 4.67m)

Velux window, Velux Cabrio window, central heating radiator, smoke detector, panelled base units with marble effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated microwave, two ring induction hob, space for fridge, integrated storage, integrated linen cupboard, television point, doors leading to two bedrooms and shower room.

Bedroom Three

14'2 x 9'8 (4.32m x 2.95m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Four

11'7 x 9'0 (3.53m x 2.74m)

UPVC double glazed window, central heating radiator and fitted storage.

Shower Room

8'6 x 4'2 (2.59m x 1.27m)

Velux window, heated towel rail, direct feed shower enclosed, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, integrated shelving and tiled flooring.

Exterior

Rear

Wooden canopy with external oven, pizza oven, BBQ, outdoor fireplace, television point, bedding areas, power, lighting, paving, laid to lawn garden, wild flowers, access to greenhouse/garden room and storage shed.

Greenhouse/Garden Room

9'6 x 7'6 (2.90m x 2.29m)

UPVC double glazed windows, polycarbonate roof, power, lighting and tiled flooring.

Storage Shed

17'5 x 8'3 (5.31m x 2.51m)

Power and lighting.

