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Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
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.

Wittlewood Drive, Accrington, BB5 5DJ

£240,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with a modern finish, this enviable three double bedroom detached property is being proudly welcomed to the market in the most desirable location of Accrington on a popular estate. With open plan living space, modern fixtures and fittings and low maintenance gardens, this 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 Blackburn, Burnley, Clitheroe and major motorway links. With a double driveway, neutral decoration and two bathrooms, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, integral garage and staircase to the first floor. The reception room leads openly on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units, high quality fixtures and fittings and leads through to a utility room. The utility room guides you on to a WC. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with artificial lawn and paved areas. To the front there is a laid to lawn garden with double driveway.

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

Wittlewood Drive, Accrington, BB5 5DJ

£240,000



- Exquisite Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

4'3 x 3'11 (1.30m x 1.19m)

Composite double glazed frosted front door, upright central heating radiator, coving to ceiling, tiled flooring, door to reception room, composite double glazed frosted door to garage and stairs to first floor.

Reception Room

14'6 x 10'8 (4.42m x 3.25m)

UPVC double glazed box bay window, central heating radiator, coving to ceiling, television point, tiled flooring and open access to kitchen/dining area.

Kitchen/Dining Area

17'2 x 10'4 (5.23m x 3.15m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite worktops, composite inset sink with mixer tap, integrated electric oven and combi microwave, five ring induction hob, integrated fridge freezer and dishwasher, coving to ceiling, spotlights, understairs storage, tiled flooring and open access to utility.

Utility

7'4 x 5'1 (2.24m x 1.55m)

UPVC double glazed window, central heating radiator, coving to ceiling, granite effect worktops, plumbing for washing machine, space for dryer, tiled flooring, door to WC and composite double glazed frosted door to rear.

WC

5'1 x 2'9 (1.55m x 0.84m)

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

First Floor

Landing

11'6 x 4'8 (3.51m x 1.42m)

Central heating radiator, coving to ceiling, storage cupboard, doors leading to three bedrooms and family bathroom.

Bedroom One

14'1 x 10'11 (4.29m x 3.33m)

UPVC double glazed window, central heating radiator, coving to ceiling, open fitted wardrobes, television point and open access to en suite.

En Suite

7'2 x 5'6 (2.18m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, double direct feed rainfall shower enclosed with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, PVC to ceiling, extractor fan and lino flooring.

Bedroom Two

13'1 x 11'5 (3.99m x 3.48m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood panel elevations.

Bedroom Three

11'1 x 10'10 (3.38m x 3.30m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point and over stairs storage.

Bathroom

7'1 x 5'5 (2.16m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panelled bath with waterfall mixer tap, tiled elevations, spotlights, PVC to ceiling and tiled flooring.

External

Rear

Enclosed garden with paving, artificial lawn and stone chippings.

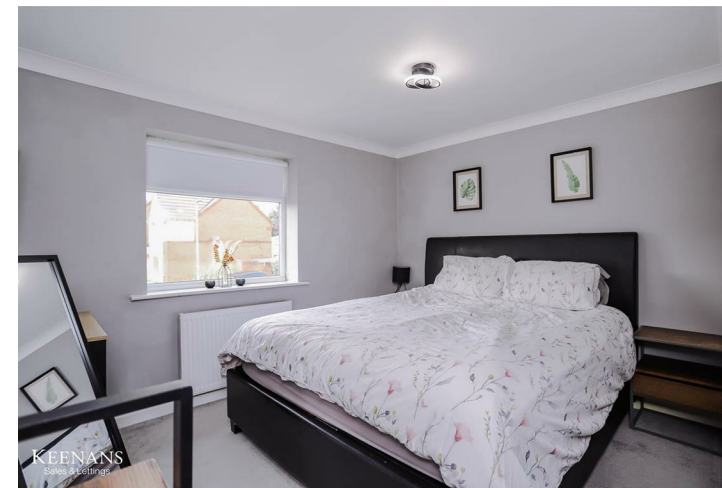
Front

Laid to lawn garden, off road parking and access to garage.

Garage

17'1 x 7'9 (5.21m x 2.36m)

Power, lighting, Ideal boiler and electric roller shutter garage door.



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