



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			86
(81-91) B			
(69-80) C		68	
(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.

Coppice Avenue, Accrington, BB5 6QS

Offers In The Region Of £209,950

AN EXCEPTIONAL SEMI DETACHED PROPERTY

Having been presented and updated to the highest standard throughout with immaculate presentation, two double bedrooms and enviable gardens, this outstanding two bedroom semi detached property is being proudly welcomed to the market in the sought after location of Accrington on a quiet cul de sac. With modern fixtures and fittings, stylish decoration and open plan kitchen dining space, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. With off road parking, detached garage and a neutral finish, this property is ready to move straight into!

The property comprises briefly; a welcoming and spacious reception room leads through to a modern kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units and benefits from a stunning extension and leads out to the garden. The first floor comprises of doors on to two double bedrooms and a modern bathroom. Externally, there is a breath-taking tiered garden to the rear with Indian stone patio, laid to lawn and bedding areas, mature shrubs, summer house and access to the detached garage. To the front there is a driveway with access to the garage.

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

Coppice Avenue, Accrington, BB5 6QS

Offers In The Region Of £209,950

 **2**  **1**  **1**  **D**

- Immaculate Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Three Piece Bathroom
- Extensive Rear Garden
- Council Tax Band B

Ground Floor

Reception Room

15'7 x 15'5 (4.75m x 4.70m)

UPVC double glazed frosted front door, two UPVC double glazed windows, central heating radiator, smoke detector, cast iron wood burner, two feature wall lights, television point, understairs storage, wood effect laminate flooring, single glazed frosted door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

18'10 x 15'5 (5.74m x 4.70m)

UPVC double glazed window, two upright central heating radiators, spotlights, smoke detector, range of high gloss wall and base units with wood effect worktops, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, space for dryer, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

6'1 x 4'2 (1.85m x 1.27m)

UPVC double glazed frosted window, smoke detector, doors leading to two bedrooms and family bathroom.

Bedroom One

15'5 x 13'1 (4.70m x 3.99m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

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

UPVC double glazed window and central heating radiator.

Bathroom

6'2 x 6'2 (1.88m x 1.88m)

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

External

Rear

Enclosed garden with Indian stone paving, decking, bedding areas, laid to lawn, mature shrubbery, summerhouse, bin store and access to garage.

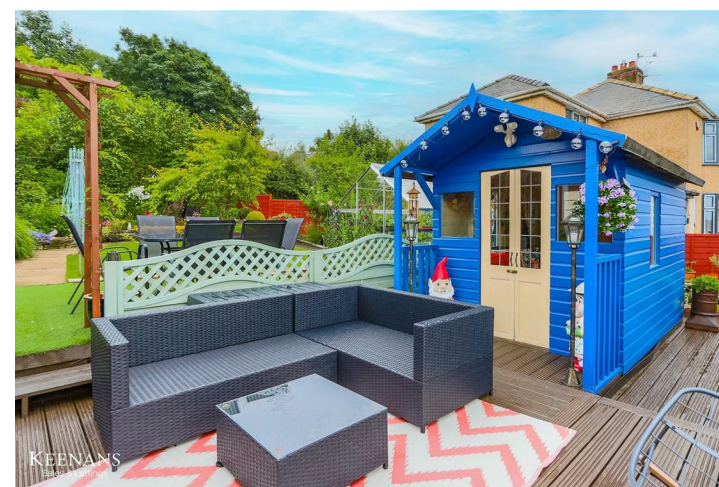
Garage

16'1 x 10'0 (4.90m x 3.05m)

Power, lighting and up and over garage door.

Front

Off road parking and access to garage.



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