

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.

Southwood Drive, Accrington, BB5 2TU

Offers Over £200,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY ON AN IMPRESSIVE CORNER PLOT

Having been presented and updated to the highest standard throughout with enviable wraparound gardens, fantastic converted garage and modern fixtures and fittings, this outstanding two double bedroom semi detached property is being proudly welcomed to the market in the sought after location of Baxenden. Boasting neutral decoration, added conservatory and an open plan living 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 Accrington, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads openly on to a contemporary fitted kitchen which boasts modern wall and base units, integrated appliances and leads openly on to a conservatory. The first floor comprises of doors on to two double bedrooms and a modern shower room. Externally there is a wrap around garden with laid to lawn, paving and bedding areas to the front. To the rear there is a garden with paving, laid to lawn, bedding and access to the summer house.

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

Southwood Drive, Accrington, BB5 2TU

Offers Over £200,000



- Exquisite Semi Detached Property
- Modern Fitted Dining Kitchen
- Low Maintenance Rear Garden with Summerhouse
- EPC Rating TBC
- Two Bedrooms
- Impressive Corner Plot
- Tenure Freehold
- Three Piece Shower Room
- Neutral Decoration Throughout
- Council Tax Band B

Ground Floor

Entrance Hall

4'1 x 3'3 (1.24m x 0.99m)

Composite double glazed frosted front door, storage cupboard, wood effect laminate flooring and door to reception room.

Reception Room

15'8 x 11'4 (4.78m x 3.45m)

UPVC double glazed bow window, central heating radiator, coving, electric fire, television point, understairs storage, wood effect laminate flooring and open access to kitchen.

Kitchen/Dining Area

14'4 x 8'1 (4.37m x 2.46m)

UPVC double glazed window, range of high gloss wall and base units with granite effect worktops, tiled splashback, composite sink and drainer with high spout spring mixer tap, integrated electric Cooke & Lewis oven and combi microwave, four ring induction hob and extractor hood, space for fridge freezer, integrated washing machine and dishwasher, space for dryer, coving, spotlights, under unit lighting, wood effect laminate flooring and open to conservatory.

Conservatory

13'7 x 11'2 (4.14m x 3.40m)

UPVC double glazed window, central heating radiator, PVC to ceiling, spotlights, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

7'11 x 5'7 (2.41m x 1.70m)

UPVC double glazed window, central heating radiator, coving, smoke detector, loft access, dado rail, doors leading to two bedrooms and family bathroom.

Bedroom One

14'4 x 13'4 (4.37m x 4.06m)

Two UPVC double glazed windows, two central heating radiators, spotlights, fitted wardrobe and over stairs storage.

Bedroom Two

9'10 x 8'1 (3.00m x 2.46m)

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

Bathroom

6'0 x 6'0 (1.83m x 1.83m)

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

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas, mature shrubbery and access to summerhouse.

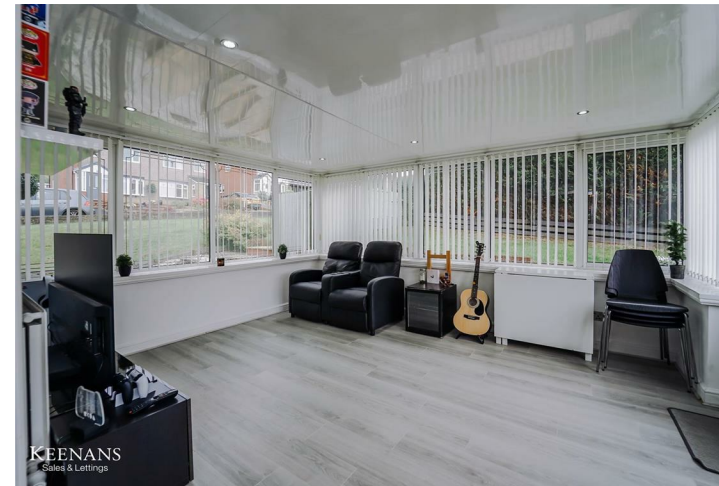
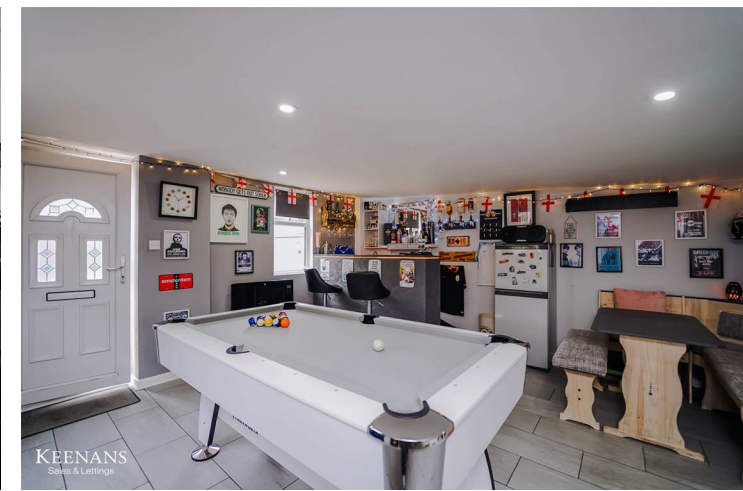
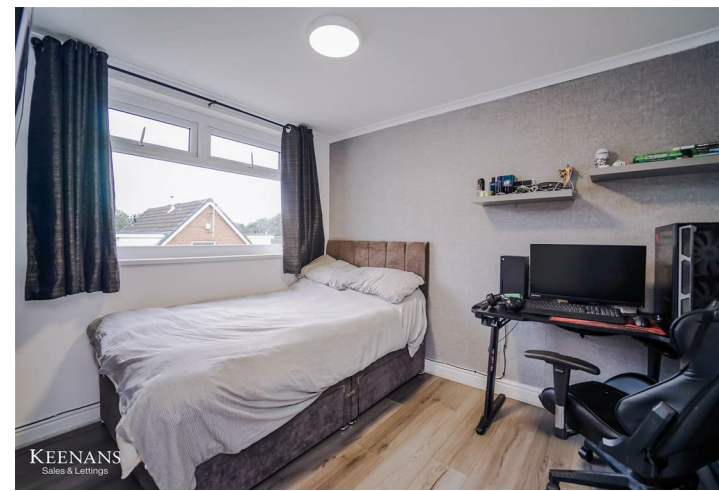
Summerhouse

15'10 x 15'0 (4.83m x 4.57m)

Two UPVC double glazed windows, electric heater, spotlights, wall mounted wash basin with mixer tap, internal fuse box and tiled flooring.

Front

Wraparound garden with laid to lawn, paving, bedding areas and mature shrubbery.



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