



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.



Epping Avenue, Accrington, BB5 5DR

Offers Over £240,000

AN IMMACULATE, FULLY UPDATED FAMILY HOME

Having been updated and presented to the highest standard throughout with immaculate presentation, stylish decoration and stunning landscaped gardens, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Accrington on a popular estate. With modern fixtures and fittings and being finished to the highest quality, 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 Clitheroe, Burnley, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern fitted kitchen, WC and staircase to the first floor. The reception room boasts a stunning multi fuel burner and leads on to a dining area. The kitchen benefits from modern wall and base units, high quality integrated appliances and also leads through to the dining area. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed, low maintenance garden with artificial lawn, Indian stone paving, pergola with heating and power and a fully equipped summer house which is currently being used as a home office, as well as access down to the side perfect for log and bin storage. To the front there is a laid to lawn garden with off road parking for multiple vehicles.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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.

Epping Avenue, Accrington, BB5 5DR

Offers Over £240,000

 3  1  2  C

- Immaculate Detached Property
- Low Maintenance Gardens
- Off Road Parking
- Freehold
- Three Bedrooms
- Stylish Decoration
- EPC Rating TBC
- Full Renovation
- Sought After Location
- Council Tax Band C

Ground Floor

Entrance Hallway

12'10 x 6'2 (3.91m x 1.88m)

Composite double glazed frosted front door, central heating radiator, smoke alarm, wood panelled elevations, under stairs storage cupboard with air vent and space for dryer, wood effect lino flooring, door to WC, single glazed doors to the reception room, kitchen and stairs to first floor.

WC

6'7 x 2'10 (2.01m x 0.86m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, coving and tiled flooring.

Reception Room

16'7 x 10'7 (5.05m x 3.23m)

UPVC double glazed bay window, central heating radiator, television point, Venetian plaster feature wall with feature lighting, cast iron multi fuel burner with stone hearth and tiled surround, television point, wood effect laminate flooring and single glazed double doors to the dining area.

Dining Area

10'5 x 8'4 (3.18m x 2.54m)

Central heating radiator, herringbone laminate flooring, single glazed door to kitchen and UPVC double glazed French doors to rear.

Kitchen

12'11 x 8'4 (3.94m x 2.54m)

UPVC double glazed window, central heating radiator, coving, spotlights, range of high gloss wall and base units, solid wood surfaces, composite, granite coated one and a half sink and drainer with mixer tap, integrated electric Lamona oven with five ring gas hob and extractor hood, integrated microwave, fridge freezer, wine cooler and washing machine, under unit lighting, integrated boiler, under stairs storage cupboard and herringbone laminate flooring.

First Floor

Landing

8'9 x 6'6 (2.67m x 1.98m)

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

Bedroom One

15'4 x 10'5 (4.67m x 3.18m)

UPVC double glazed window, central heating radiator, fitted wardrobes with downlighting, television point, door to en suite.

En Suite

8'4 x 6'5 (2.54m x 1.96m)

UPVC double glazed frosted window, central heating radiator, direct feed shower enclosed, dual flush WC, vanity top wash basin with mixer tap, marble effect PVC panelled elevations, extractor fan and wood effect lino flooring.

Bedroom Two

10'5 x 10'4 (3.18m x 3.15m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'8 x 6'7 (2.34m x 2.01m)

UPVC double glazed window, central heating radiator, fitted wardrobes and over stairs storage cupboard.

Bathroom

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and a direct feed shower, marble effect PVC panelled elevations, extractor fan and wood effect laminate flooring.

External

Rear

Enclosed garden with Indian stone paving, artificial lawn, pergola with external heaters, lighting, bar and television point, raised bedding areas and access to a summer house which is currently being used as an office.

Summerhouse

9'6 x 7'5 (2.90m x 2.26m)

Hardwood single glazed windows, power, lighting, spotlights and hardwood flooring.

Front

Laid to lawn garden with tarmac double driveway and hardwood fencing and access gate to the rear.



Tel: 01254389384

www.keenans-estateagents.co.uk