



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.

## Oakwood Road, Accrington, BB5 2PG

### Offers Over £300,000

#### THE PERFECT FAMILY HOME

Having been presented and maintained to the highest standard throughout with an abundance of indoor space, modern fixtures and fittings and stylish decoration, this outstanding four/five bedroom semi detached property is being proudly welcomed to the market in the sought after location of Accrington. With a fantastic garage conversion, open plan living space and neutral decoration, 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, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, contemporary fitted kitchen and houses a staircase to the first floor. The reception room boasts a fantastic multi burner. The dining room leads openly on to a second reception room. The kitchen boasts modern wall and base units and leads openly on to a utility room which guides you through to a third reception room/fifth bedroom. The first floor comprises of doors on to four bedrooms and a modern family bathroom. The main bedroom benefits from a walk in wardrobe and en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn, decking, Indian stone paving and bedding areas. To the front there is a block paved driveway.

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



# Oakwood Road, Accrington, BB5 2PG

## Offers Over £300,000



- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking With Block Paved Driveway
- Semi Detached Property
- Open Plan Living
- Viewing Essential
- Ideal Family Home
- Ready To Move Into
- Easy Access To Major Network Links

### Ground Floor

#### Entrance

Composite double glazed frosted door to porch.

#### Porch

6'11 x 3' (2.11m x 0.91m)

UPVC double glazed window, wood effect laminate flooring and open to hall.

#### Hall

14'5 x 6'1 (4.39m x 1.85m)

Central heating radiator, smoke alarm, under stairs storage, wood effect laminate flooring, oak doors to reception room, dining room, kitchen and stairs to first floor.

#### Reception Room One

13'7 x 12'7 (4.14m x 3.84m)

UPVC double glazed bay window, central heating radiator, cast iron multifuel burner with stone hearth and surround, oak mantle, television point and wood panel elevation.

#### Dining Room

11'8 x 11'8 (3.56m x 3.56m)

Central heating radiator, gas fire, wood effect laminate flooring and open to reception room two.

#### Reception Room Two

11'6 x 8'10 (3.51m x 2.69m)

Central heating radiator, television point, wood effect laminate flooring and UPVC double glazed sliding door to rear.

#### Kitchen

12'3 x 7' (3.73m x 2.13m)

UPVC double glazed window, range of high gloss wall and base units, marble effect surface, composite sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extraction hood, wood effect laminate flooring and open to utility room.

#### Utility Room

8'4 x 8' (2.54m x 2.44m)

UPVC double glazed window, central heating radiator, plumbed for washing machine and dryer, marble effect surface, space for fridge freezer, wood effect laminate flooring, oak door to bedroom five/reception room three and UPVC double glazed door to rear.

#### Bedroom Five/Reception Room Three

18'2 x 8'4 (5.54m x 2.54m)

UPVC double glazed window.

### First Floor

#### Landing

11'2 x 7'2 (3.40m x 2.18m)

Smoke alarm, oak doors to four bedrooms and bathroom.

### Bedroom One

12'4 x 8'4 (3.76m x 2.54m)

UPVC double glazed window, central heating radiator, loft hatch and open to walk in wardrobe.

### Walk In Wardrobe

8'4 x 4'3 (2.54m x 1.30m)

Central heating radiator, fitted wardrobe and oak door to en suite.

### En Suite

8'4 x 3'3 (2.54m x 0.99m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, direct feed shower enclosure, pedestal wash basin with mixer tap, dual flush WC, PVC panel elevation, extractor fan and wood effect lino.

### Bedroom Two

13'7 x 11'10 (4.14m x 3.61m)

UPVC double glazed bay window and central heating radiator.

### Bedroom Three

11'10 x 11'8 (3.61m x 3.56m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

7' x 7'1 (2.13m x 2.16m)

UPVC double glazed window and central heating radiator.

### Bathroom

8'1 x 6'11 (2.46m x 2.11m)

UPVC double glazed frosted window, central heating towel rail, four piece bathroom suite, electric feed shower enclosure, dual flush WC, panel bath with mixer tap, pedestal wash basin with mixer tap, integrated linen cupboard, tiled elevation, extractor fan and wood effect lino floor.

### External

#### Front

Block paved driveway.

#### Rear

Laid to lawn garden with paving and bedding areas.

