



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			90
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

Selby Close, Accrington, BB5 2TQ

Offers Over £200,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated beautifully throughout with beautiful woodland views to the rear, modern fixtures and fittings and stylish decoration, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Baxenden on a popular estate. With spacious rooms, detached garage and added conservatory, this property is the perfect family home 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 guides you through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a contemporary fitted kitchen diner which boasts modern wall and base units, integrated appliances and leads on to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with paving, stone chip and bedding areas, as well as access on to a detached garage. To the front there is a laid to lawn garden with off road parking for multiple cars.

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

Selby Close, Accrington, BB5 2TQ

Offers Over £200,000

 3  1  2  D

- Tenure Leasehold
- Off Road Parking With Drive
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Network Links

- Council Tax Band B
- Spacious Semi Detached Property
- Ideal Family Home

- EPC Rating D
- Three Bedrooms
- Enclosed Ample Sized Paved Patio Garden

Ground Floor

Entrance

UPVC double glazed leaded door to hall.

Hall

10'8 x 4'11 (3.25m x 1.50m)
UPVC double glazed leaded window, central heating radiator, tiled elevation, coving, part PVC to ceiling, part tiled floor, hard wood single double doors to reception room and stairs to first floor.

Reception Room

13'6 x 12'6 (4.11m x 3.81m)
UPVC double glazed bay window, central heating radiator, coving, electric mounted fire, integrated sound system, television point, under stairs storage and hard wood single glazed double doors to kitchen/diner.

Kitchen/Diner

15'5 x 10'2 (4.70m x 3.10m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units, granite effect worktop, granite effect splash back, stainless steel one and a half sink and drainer with high spout spring neck mixer tap, integrated electric oven with five ring gas hob and extractor hood, integrated microwave, integrated fridge freezer, plumbed for washing machine, two feature wall lights, coving, spotlights, tiled floor and UPVC double glazed patio doors to conservatory.

Conservatory

11'6 x 8'2 (3.51m x 2.49m)
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, polycarbonate roof, wood effect laminate flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

7'10 x 6'1 (2.39m x 1.85m)
UPVC double glazed leaded window, coving, loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

14'6 x 9'1 (4.42m x 2.77m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Two

9'1 x 9'5 (2.77m x 2.87m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Three

9'5 x 6'1 (2.87m x 1.85m)
UPVC double glazed leaded window, central heating radiator, coving, over stairs storage and wood effect laminate flooring.

Bathroom

6' x 6' (1.83m x 1.83m)
UPVC double glazed frosted window, three piece suite, vanity top wash basin with waterfall mixer tap, dual flush WC, L shaped panelled bath with direct feed rainfall shower, rinse head and waterfall mixer tap, tiled elevation and tiled effect lino.

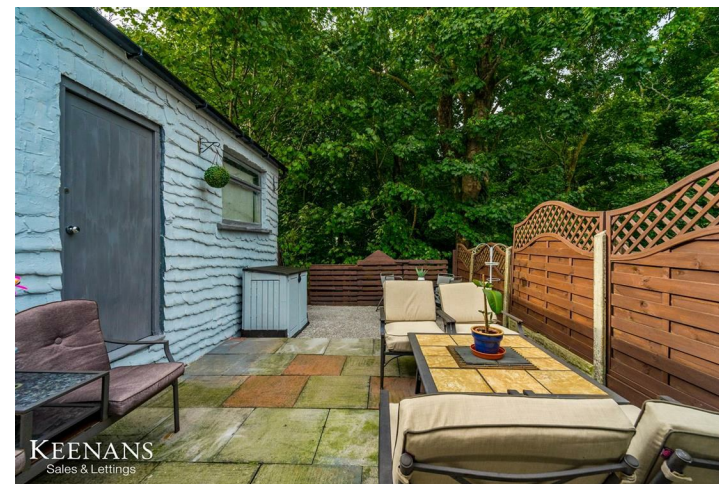
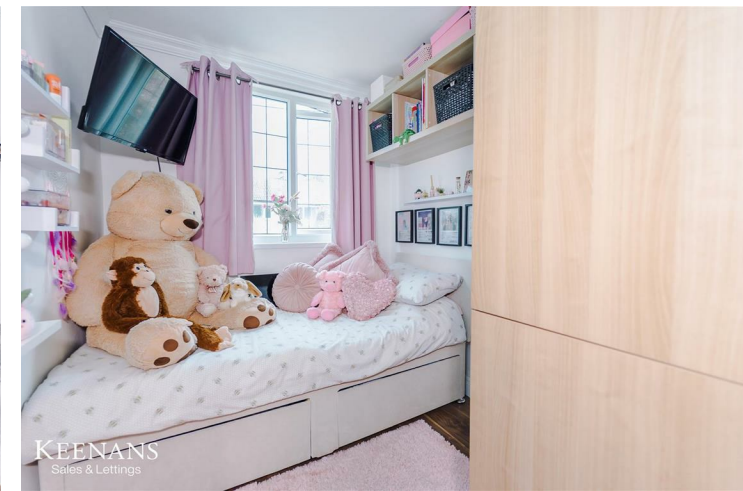
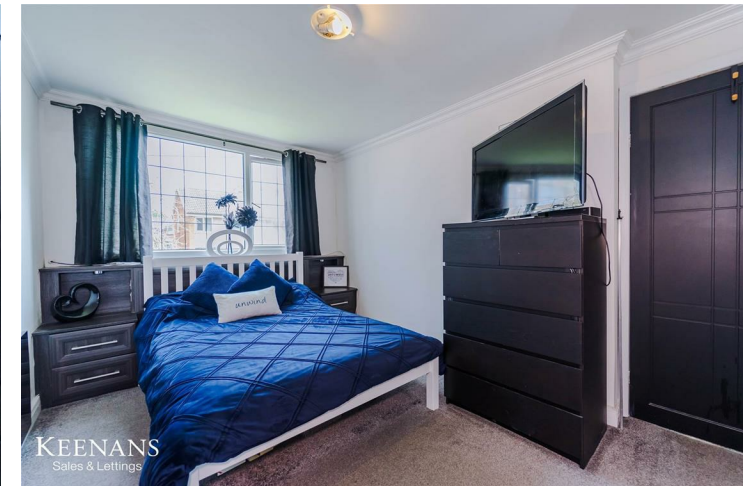
External

Rear

Patio garden with stone chip and access to garage.

Front

Laid to lawn garden with off road parking.



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