


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		77
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.

Woodfield Avenue, Accrington, BB5 2PJ

£250,000

AN OUTSTANDING, FULLY RENOVATED DETACHED PROPERTY

Having undergone a full renovation with the highest quality finish, immaculate presentation and stylish interiors, this enviable three bedroom detached property is being proudly welcomed to the market in the sought after location of Baxenden. With modern fixtures and fittings, open plan kitchen diner and ample off road parking, 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, Manchester and major motorway links. A credit to the current owner, this property has been transformed into a stylish and contemporary home ready to move straight into!

The property comprises briefly: a welcoming entrance hallway provides access through to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads openly on to a dining area and through to a spacious reception room. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. To the front there is an enclosed driveway for multiple vehicles and paved garden with bedding areas.

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

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£250,000

 3  1  2  D

- Tenure Leasehold
 - Off Road Parking
- Council Tax Band C
 - Spacious Semi Detached Property With Viewing Essential
 - Ideal Family Home Ready To Move Into
- EPC Rating D
 - Three Bedrooms
 - Enviaible Front Garden Space With Ample Parking

Ground Floor

Entrance

Composite double glazed frosted door to hall.

External

Front

Stone chip driveway.

Hall

8'6 x 4'9 (2.59m x 1.45m)

Central heating radiator, wood panel elevation, tiled floor, door to kitchen and stairs to first floor.

Kitchen

14'5 x 12'9 (4.39m x 3.89m)

UPVC double glazed window, upright central heating radiator, range of black panelled wall and base units, hard wood surface, composite sink and drainer with high spout mixer tap, integrated electric Beko oven with five ring gas hob and extractor hood, integrated microwave, space for fridge freezer, plumbed for washing machine and dishwasher, spotlights, under stairs storage, tiled floor, open to dining area, oak single glazed double doors to reception room and UPVC double glazed frosted door to front.

Dining Area

14'7 x 6'9 (4.45m x 2.06m)

UPVC double glazed window, central heating radiator, integrated storage and tiled floor.

Reception Room

17'10 x 13'4 (5.44m x 4.06m)

UPVC double glazed window, UPVC double glazed bay window, upright central heating radiator, cast iron Tiger multi fuel burner with stone hearth and surround, integrated alcove storage, television point and wood effect laminate flooring.

First Floor

Landing

12'1 x 2'5 (3.68m x 0.74m)

UPVC double glazed window, doors to three bedrooms and shower room.

Bedroom One

22'5 x 15'4 (6.83m x 4.67m)

Two UPVC double glazed windows, central heating radiator, television point and inset shelving.

Bedroom Two

11'10 x 9'10 (3.61m x 3.00m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

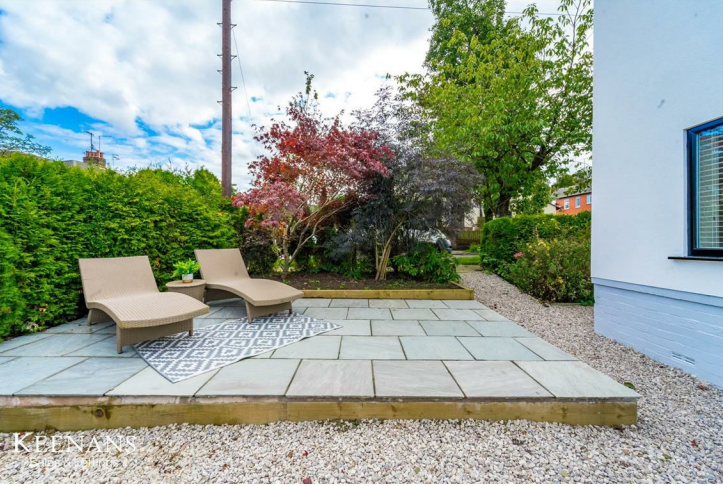
8'5 x 7'8 (2.57m x 2.34m)

UPVC double glazed window and central heating radiator.

Shower Room

9' x 4'6 (2.74m x 1.37m)

UPVC double glazed frosted window, heated towel rail, three piece suite, double direct feed rainfall shower enclosure, vanity top wash basin with mixer tap, dual flush WC, tiled elevation, PVC to ceiling, extractor fan, spotlights, loft hatch and tiled floor.



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