

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		64	
(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.

Henry Street, Accrington, BB5 2PB

£425,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Offering an abundance of indoor and outdoor space, neutral decoration and no chain delay, this enviable five bedroom detached bungalow is being proudly welcomed to the market in the most desirable location of Baxenden. With gated off road parking, breath taking views and double garage, 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. With two living areas, open plan kitchen diner and three bathrooms, this property is truly the perfect family home ready to put your own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, three bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room and walk in wardrobe. Both reception rooms lead through to a fantastic open plan kitchen diner which guides you on to a utility room. The utility room leads through to a shower room, inner hallway and double garage. The inner hallway houses a staircase to the first floor. The first floor comprises of a fantastic loft room which would make the perfect third living area, with access on to two additional bedrooms. Externally there is an enclosed wraparound garden to the rear with laid lawn, paving, bedding, decking, timber storage shed, pergola, and stunning views. To the front there is a gated driveway for multiple vehicles, outbuilding and bedding areas, as well as access on to the double garage.

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

Henry Street, Accrington, BB5 2PB

£425,000



- Exceptional Detached Dormer Bungalow
- Bursting with Potential
- Extensive Driveway and Double Garage
- EPC Rating D
- Five Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Three Bathrooms
- Immaculate Rear Garden with Stunning Views
- Council Tax Band F

Ground Floor

Entrance Hall

27'4 x 6'3 (8.33m x 1.91m)

UPVC double glazed leaded front door, two UPVC double glazed leaded windows, central heating radiator, coving, smoke detector, doors leading to two reception rooms, three bedrooms and family bathroom.

Reception Room One

14'0 x 11'8 (4.27m x 3.56m)

UPVC double glazed window, central heating radiator, upright central heating radiator, coving, gas fire, television point and open access to kitchen/dining area.

Kitchen/Dining Area

29'6 x 11'10 (8.99m x 3.61m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, four door Stores range cooker with seven ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher, breakfast bar, spotlights, smoke detector, wood effect laminate flooring, doors to reception room two and utility.

Utility

10'11 x 9'3 (3.33m x 2.82m)

UPVC double glazed window, central heating radiator, range of base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, Baxi boiler, doors to inner hall, shower room and double garage.

Double Garage

19'7 x 17'3 (5.97m x 5.26m)

Power, lighting and two electric up and over garage doors.

Shower Room

9'4 x 2'11 (2.84m x 0.89m)

Central heating radiator, low base WC, pedestal wash basin with traditional taps, electric feed shower enclosed, tiled elevations and extractor fan.

Inner Hall

6'2 x 5'10 (1.88m x 1.78m)

Central heating radiator, stairs to first floor and UPVC double glazed frosted door to rear.

Reception Room Two

17'4 x 12'3 (5.28m x 3.73m)

UPVC double glazed window, central heating radiator, coving, electric fire with granite effect hearth and surround, television point and UPVC double glazed sliding door to rear.

Bedroom One

15'8 x 12'3 (4.78m x 3.73m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point, doors to walk-in wardrobe, en suite and UPVC double glazed door to rear.

Walk-in Wardrobe

5'3 x 5'4 (1.60m x 1.63m)

En Suite

6'9 x 5'3 (2.06m x 1.60m)

UPVC double glazed frosted window, central heating radiator, direct feed shower enclosed, pedestal wash basin with traditional taps, low base WC, tiled elevations and extractor fan.

Bedroom Two

12'3 x 10'0 (3.73m x 3.05m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Three

12'3 x 5'11 (3.73m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, low base WC, pedestal wash basin with traditional taps, freestanding rolltop clawfoot bath with mixer tap and rinse head, tiled elevations, spotlights and extractor fan.

First Floor

Loft Room

20'11 x 18'9 (6.38m x 5.72m)

Two Velux windows, UPVC double glazed window, central heating radiator, smoke detector, eave storage, doors to bedroom four and bedroom five.

Bedroom Four

12'8 x 8'0 (3.86m x 2.44m)

Velux window, central heating radiator, television point.

Bedroom Five

12'8 x 7'11 (3.86m x 2.41m)

Velux window, central heating radiator and television point.

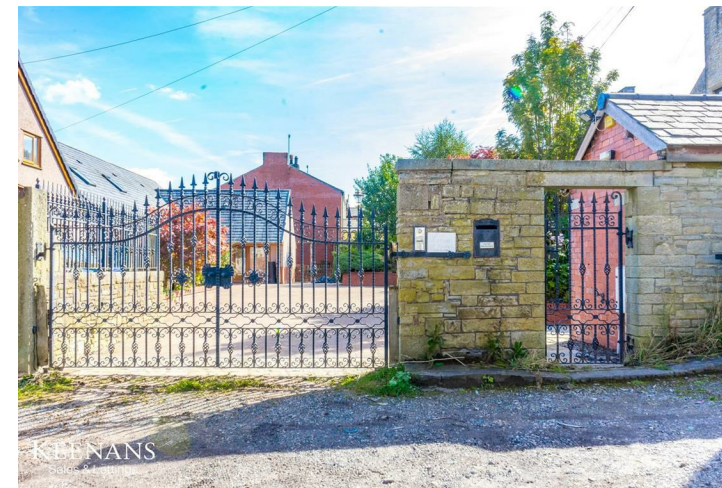
External

Rear

Enclosed wraparound garden with laid to lawn, paving, bedding, decking, timber storage shed, pergola, and stunning views.

Front

Gated driveway, outbuilding and bedding areas, as well as access on to the integral double garage.



Tel: 01254389384

www.keenans-estateagents.co.uk