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## Stanhill Road, Accrington, BB5 4PS

### Offers Over £339,950

#### AN EXCEPTIONAL FAMILY HOME

Offering an abundance of high quality indoor and outdoor space, stylish decoration and having been presented and maintained to the highest standard throughout, this exceptional four double bedroom detached property is being proudly welcomed to the market in the sought after location of Oswaldtwistle within the desirable Stanhill village. With two bathrooms, open plan living room and kitchen, as well as gated off road parking and neutral decoration, this idyllic 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, Accrington and major motorway links. With an abundance of storage space, fantastic versatile utility room and private garden space, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner and houses a staircase to the first floor. The kitchen diner boasts high quality integrated appliances and leads on to a utility room. The utility room guides you through to a WC. The first floor comprises of doors on to four double bedrooms and a modern shower room. The main bedroom benefits from access on to an en suite shower room. Externally there is an enclosed garden to the rear with artificial lawn, Indian stone paving, bedding and mature shrubs, as well as gated off road parking for up to three cars with decking areas and mature shrubs.

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



# Stanhill Road, Accrington, BB5 4PS

## Offers Over £339,950

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- Detached Property
  - Fitted Kitchen With Appliance And Separate Large Utility Room
  - Off Road Parking
  - EPC Rating: C
- Four Bedrooms
  - Spacious Reception Room
  - Leasehold
- Two Bathrooms
  - Enclosed Gardens
  - Council Tax Band: E

### Ground Floor

#### Hall

14'3 x 6'11 (4.34m x 2.11m)  
Hardwood single glazed entrance door, central heating radiator, under stairs storage, wood floor, stairs to first floor, door to kitchen and open access to reception room.

#### Reception Room

27'5 x 13'7 (8.36m x 4.14m)  
Hardwood double glazed box windows, hardwood double glazed window, three central heating radiators, spotlights, pelmet mood lighting, TV point, gas fire, granite effect hearth and surround with spotlights, wood mantle, hardwood floor and hardwood double glazed French doors to side.

#### Kitchen

17'6 x 14'8 (5.33m x 4.47m)  
Two hardwood double glazed windows, central heating radiator, spotlights, range of grey wall and base units, granite effect worktops, under unit lighting, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric double oven in high rise unit, four burner gas hob, extractor hood, integrated fridge, integrated dishwasher, integrated Vaillant boiler, breakfast bar, tiled floor and door to utility room.

#### Utility Room

18'9 x 9'8 (5.72m x 2.95m)  
Hardwood double glazed window, central heating radiator, spotlights, range of panelled wall and base units, granite effect worktops, space for fridge freezer, store with plumbing for integrated washing machine and integrated dryer, wood effect laminate floor, sliding door to WC and hardwood door to rear.

#### WC

4'6 x 2'7 (1.37m x 0.79m)  
Dual flush WC, vanity top wash basin with mixer tap, wood panel elevation and wood effect laminate flooring.

### First Floor

#### Landing

17'7 x 9'10 (5.36m x 3.00m)  
Hardwood double glazed window, central heating radiator, coving, loft access and doors to four bedrooms and shower room.

#### Bedroom One

13'7 x 10'11 (4.14m x 3.33m)  
Hardwood double glazed window, central heating radiator, fitted wardrobes and hardwood single glazed door to en suite.

#### En Suite

13'7 x 5'6 (4.14m x 1.68m)  
Hardwood double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin and mixer tap, tiled panel bath with mixer tap, electric feed shower in enclosure, extractor fan, tiled elevation and tiled floor.

#### Bedroom Two

12' x 11'9 (3.66m x 3.58m)  
Hardwood double glazed window, central heating radiator, coving, spotlights and fitted wardrobes.

#### Bedroom Three

12'2 x 11'9 (3.71m x 3.58m)  
Hardwood double glazed window, central heating radiator, fitted wardrobes and spotlights.

#### Bedroom Four

13'7 x 10' (4.14m x 3.05m)  
Hardwood double glazed window, central heating radiator and coving.

#### Shower Room

9'10 x 6'6 (3.00m x 1.98m)  
Hardwood double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall walk-in shower, extractor fan, tiled elevation and tiled floor.

#### External

##### Front

Gated wrap around garden, block paved drive for three vehicles, decking, bedding area and mature shrubs.

##### Rear

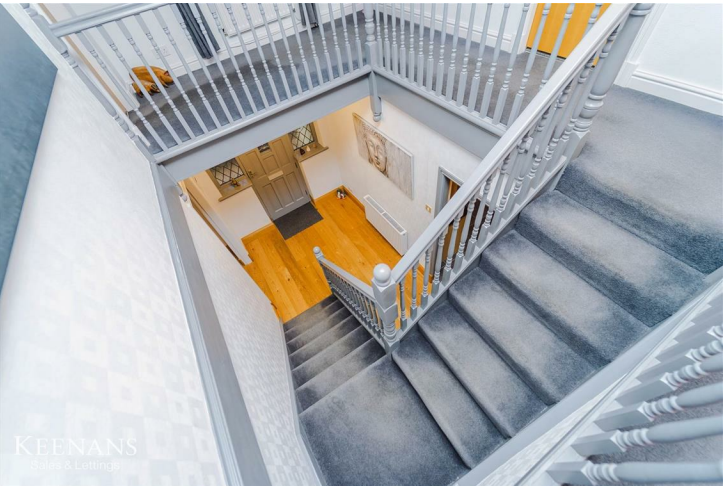
Wrap around garden, artificial lawn, slate and stone chip, raised bedding are, Indian stone paving and gated access to rear.

### NEED A MORTGAGE?

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