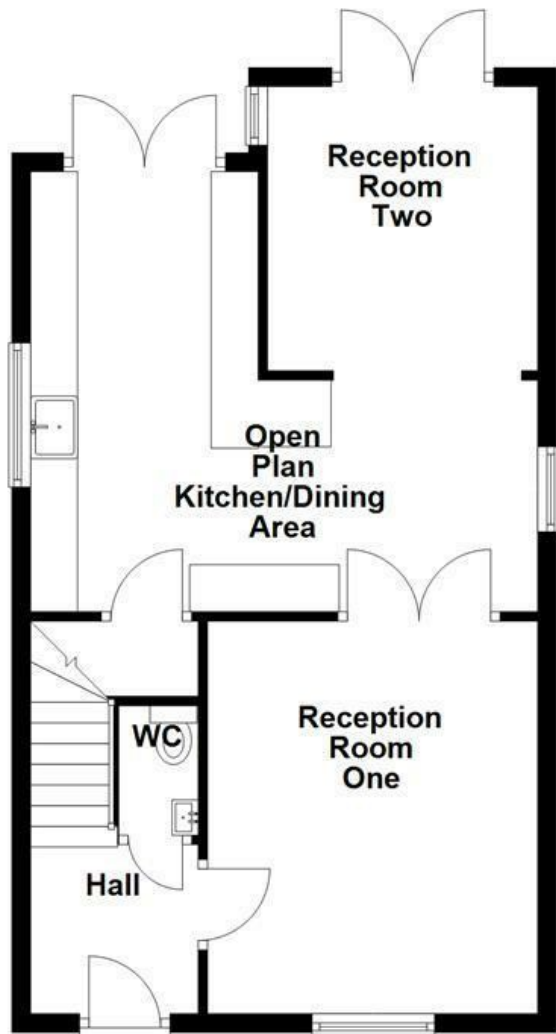
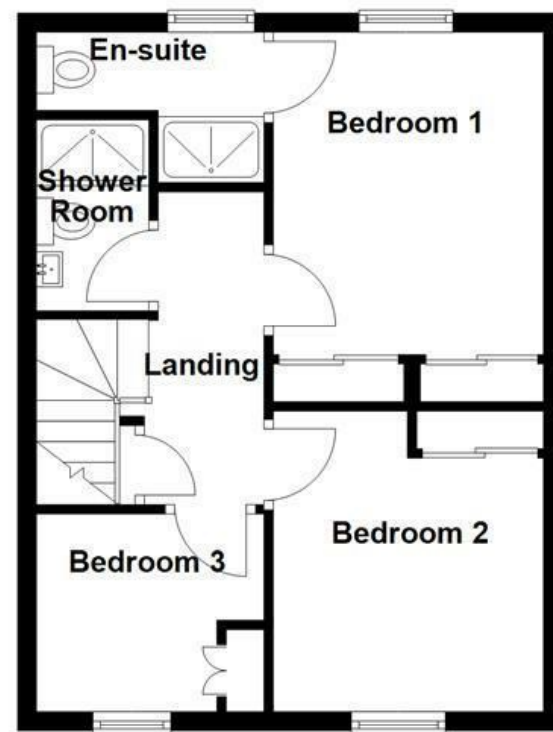


Ground Floor



First Floor



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		
	73	84
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.

Meadow Close, Huncoat, BB5 6XF

Offers Over £300,000

AN OUTSTANDING FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and stylish interiors, this exceptional three bedroom detached property is being proudly welcomed to the market in the desirable location of Huncoat on a popular estate. Having undergone a full transformation with the highest quality finish, two bathrooms and not being overlooked from the rear, this property is truly the perfect family home ready to move straight into with no chain delay! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley and major motorway links to Blackburn, Preston and Manchester. The property is not overlooked and has an open aspect to the rear. With added garage, double driveway and low maintenance gardens, as well as modern fixtures and fittings throughout, this property is not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC and houses a staircase to the first floor. The reception room leads on to an open plan, contemporary fitted kitchen diner. The kitchen diner boasts modern wall and base units, integrated appliances and leads openly on to a second reception room. The first floor comprises of doors on to three generously sized bedrooms, all with fitted wardrobes, and a modern shower room. Externally there is an enclosed garden with paving, decking, artificial lawn and access on to a garage. To the front there is ample off road parking with access to the garage.

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

Meadow Close, Huncoat, BB5 6XF

Offers Over £300,000



- Tenure Freehold
 - Off Road Parking With Drive Leading To A Garage
 - Open Plan Contemporary Fitted Kitchen/Dining Area
- Council Tax Band D
 - Spacious Detached Property
 - Ideal Family Home With Viewing Essential
- EPC Rating C
 - Three Generously Sized bedrooms

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

6'3 x 5'10 (1.91m x 1.78m)

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

WC

4'2 x 2'8 (1.27m x 0.81m)

Heated towel rail, two piece suite, dual flush WC, vanity top wash basin with mixer tap and wood effect laminate flooring.

Reception Room One

13'8 x 11'6 (4.17m x 3.51m)

UPVC double glazed window, central heating radiator, television point and wood effect laminate flooring.

Kitchen/Dining Area

17'10 x 15'4 (5.44m x 4.67m)

Two UPVC double glazed windows, plinth heater, range of mixed glossed wall and base units, marble surface, inset composite sink with high spout mixer tap, integrated electric Neff double oven and Neff microwave, four ring induction hob and extractor hood, space for American fridge freezer, integrated Smeg dishwasher, integrated washing machine and dryer, wine cooler, pendant lighting, under stairs storage, under unit lighting, wood effect laminate flooring, open to reception room two, UPVC double glazed French doors with integral blinds to rear.

Reception Room Two

9'11 x 9'6 (3.02m x 2.90m)

UPVC double glazed window, upright central heating radiator, wood effect laminate flooring and UPVC double glazed French doors with integral blinds to rear.

First Floor

Landing

9'6 x 8'3 (2.90m x 2.51m)

UPVC double glazed window, two storage cupboards, smoke alarm, oak doors to three bedrooms and shower room.

Bedroom One

12'10 x 9'3 (3.91m x 2.82m)

UPVC double glazed window, central heating radiator, fitted wardrobes with spotlights, two feature wall lights, television point and oak door to en suite.

En Suite

8'2 x 5'3 (2.49m x 1.60m)

UPVC double glazed frosted window, heated towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevation, extractor fan and wood effect laminate flooring.

Bedroom Two

10'6 x 9'3 (3.20m x 2.82m)

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

Bedroom Three

8'3 x 6'10 (2.51m x 2.08m)

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

Shower Room

6'7 x 5'6 (2.01m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, double direct feed rainfall shower enclosure with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, extractor fan and wood effect lino.

External

Rear

Enclosed garden with artificial lawn, decking, paving and access to a garage.

Front

Ample off road parking with access to a garage.

NEED A MORTGAGE?

We'll look no further, Keenans can connect you with our in-house team at Gordon Anthony Mortgages. With access to a whole of market comprehensive range of mortgage products to meet your needs. From high street lenders, regional building societies and intermediary-only lenders – they've got you covered and will help find you the best rate and could save you thousands over the course of your mortgage.

Call today to find out more!



Tel: 01254389384

www.keenans-estateagents.co.uk