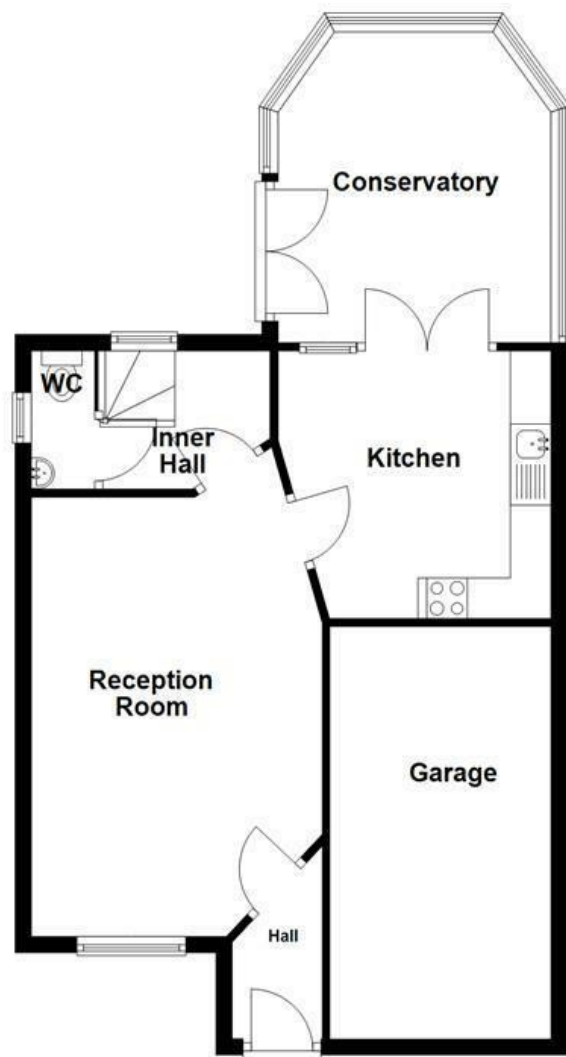
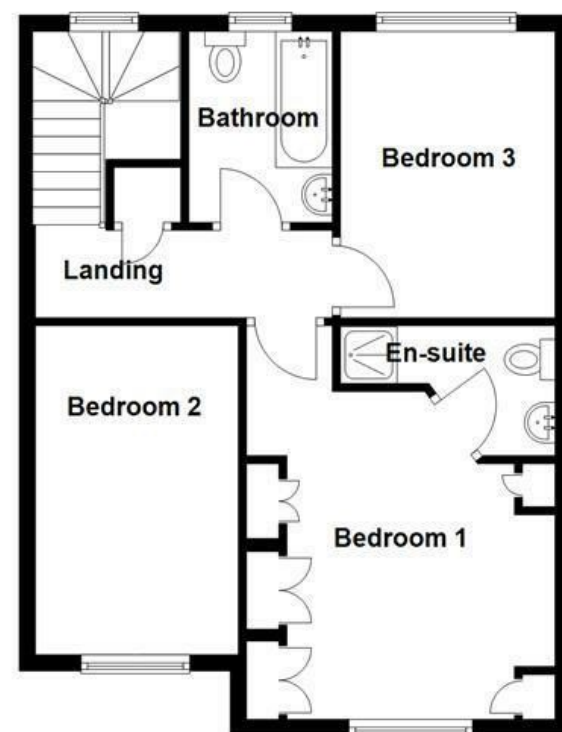


Ground Floor



First Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 80                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      |                         |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Littlewalk Court, Accrington, BB5 0DR

### Offers Over £200,000

SPACIOUS FAMILY HOME SITUATED IN QUIET CLOSE

Welcome to this delightful family home located in the serene Littlewalk Court, Accrington. This spacious residence is perfect for those seeking a comfortable and modern living environment. The property boasts contemporary decoration and high-quality appliances, ensuring that you can enjoy a stylish lifestyle from the moment you move in.

Nestled in a quiet close, this home offers a peaceful retreat while still being conveniently close to local amenities. Whether you need shops, schools, or parks, everything is just a short distance away, making it an ideal location for families and individuals alike.

With ample space for relaxation and entertaining, this house is designed to accommodate the needs of modern family life. The thoughtful layout and modern finishes create an inviting atmosphere that you will be proud to call home.

If you are looking for a property that combines comfort, style, and convenience, this home in Littlewalk Court is not to be missed. Come and experience the charm of this lovely house for yourself.

# Littlewalk Court, Accrington, BB5 0DR

## Offers Over £200,000

**3****2****1****D**

- Detached Property
  - One Reception Room
  - Off Road Parking And Garage
  - EPC Rating: D
- Three Bedrooms
  - Fitted Kitchen
  - Freehold
- Two Bathrooms
  - Enclosed Rear Garden
  - Council Tax Band: C

### Ground Floor

#### Hall

6'3 x 3'3 (1.91m x 0.99m)  
Hardwood entrance door, wood effect flooring and door to reception room.

#### Reception Room

15'8 x 11' (4.78m x 3.35m)  
UPVC double glazed window, central heating radiator, TV point, wood effect flooring and doors to kitchen and inner hall.

#### Kitchen

12'11 x 10'11 (3.94m x 3.33m)  
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, boiler, tiled floor and UPVC French doors to conservatory.

#### Conservatory

13'7 x 11'1 (4.14m x 3.38m)  
UPVC double glazed windows, wood effect flooring and UPVC double glazed French doors to rear.

#### Inner Hall

8'11 x 6'8 (2.72m x 2.03m)  
UPVC double glazed window, wood effect flooring, stairs to first floor and door to WC.

#### WC

5'7 x 2'7 (1.70m x 0.79m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, wash basin with mixer tap and part tiled elevation.

### First Floor

#### Landing

12'3 x 11'3 (3.73m x 3.43m)  
UPVC double glazed window, central heating radiator, loft access, storage and doors to three bedrooms and bathroom.

#### Bedroom One

13'3 x 10'3 (4.04m x 3.12m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

7'4 x 4'9 (2.24m x 1.45m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, electric feed shower in enclosure, extractor fan, part tiled elevation, part PVC clad elevation and wood effect flooring.

#### Bedroom Two

13'5 x 9' (4.09m x 2.74m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

### Bedroom Three

11'3 x 7'6 (3.43m x 2.29m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

### Bathroom

8' x 5'4 (2.44m x 1.63m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, part tiled elevation and wood effect flooring.

### External

#### Front

Laid to land and drive for off road parking leading to garage.

#### Garage

16'8 x 8'1 (5.08m x 2.46m)  
Up and over door.

#### Rear

Laid to lawn garden and paved patio.

### 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!

Your home may be repossessed if you do not keep up repayments on your mortgage

