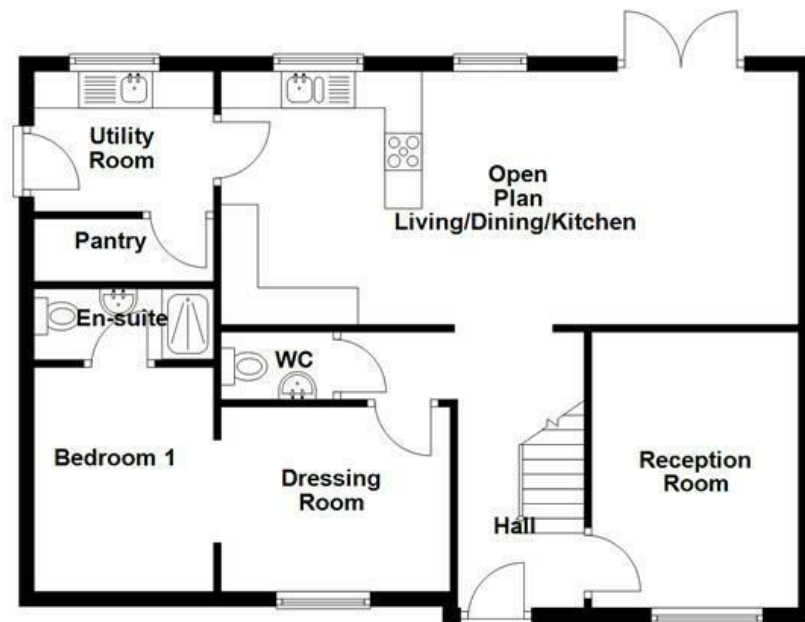
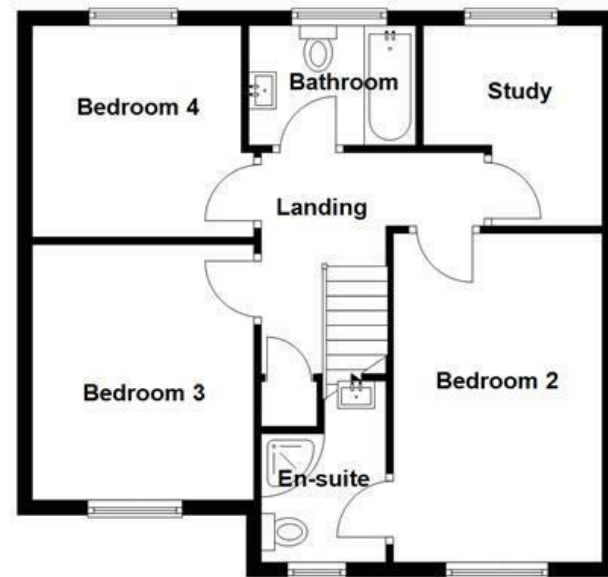


Ground Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Spring Meadows, Accrington, BB5 5XA

Offers Over £340,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the most immaculate standard throughout and offering an abundance of indoor and outdoor space, modern fixtures and fittings and stylish interiors, this exceptional five bedroom detached property is being proudly welcomed to the market in the desirable location of Clayton Le Moors on a quiet cul de sac within a popular estate. With off road parking, three bathrooms and five generously sized bedrooms, as well as impressive open plan kitchen/family room, this property is the perfect home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe, Blackburn, Burnley and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and stylish home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen and living space, dressing room/study, WC and staircase to the first floor. The kitchen boasts modern wall and base units and integrated appliances and leads through to a utility room. and then through to a pantry. The dressing room guides you through to a main bedroom which leads on to an en suite shower room. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. The second bedroom benefits from an en suite shower room. Externally there is a tiered garden to the rear with laid to lawn, porcelain tiled paving, decking and bedding areas. To the front there is a laid to lawn garden with bedding and off road parking.

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

Spring Meadows, Accrington, BB5 5XA

Offers Over £340,000

 5  3  2  D

- Detached Property
 - Fitted Kitchen With Seperate Utility Room And Pantry
 - Off Road Parking For Multiple Vehicles
 - EPC Rating: D
- Five Bedrooms
 - Open Plan Living And Additional Reception Room
 - Leasehold
- Three Bathrooms
 - Enclosed Rear Garden
 - Council Tax Band: E

Ground Floor

Hall

12'3 x 10'9 (3.73m x 3.28m)
UPVC double glazed frosted entrance door, central heating radiator, coving, smoke alarm, wood effect laminate floor, stairs to first floor, doors to reception room one, dressing room and WC and open access to open plan living/dining/kitchen.

Reception Room One

12'3 x 9'3 (3.73m x 2.82m)
UPVC double glazed window, central heating radiator, coving, electric fire, limestone hearth and surround and wood effect herringbone lino flooring.

Open Plan Living/Dining/Kitchen

25'8 x 11'4 (7.82m x 3.45m)
Two UPVC double glazed windows, two central heating radiator, spotlights, matte wall and base units, plinth heater, wood effect worktops, one and half bowl composite sink with draining board and boiling water high spout mixer tap, integrated electric oven, five ring induction hob, extractor hood, integrated full height fridge, integrated freezer, integrated dishwasher, larder cupboard, breakfast bar, TV point, wood effect laminate flooring, door to utility room and UPVC double glazed French doors to rear.

Utility Room

8' x 5'7 (2.44m x 1.70m)
UPVC double glazed window, central heating radiator, matte wall and base units, wood effect worktops, granite effect composite sink with draining board and high spout mixer hose tap, plumbing for washing machine, space for dryer, wood effect laminate flooring, door to pantry and UPVC double glazed frosted door to side.

Pantry

8' x 2'8 (2.44m x 0.81m)
Potterton boiler and wood effect lino flooring.

WC

5' x 3' (1.52m x 0.91m)
Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, extractor fan and wood effect laminate flooring.

Dressing Room

10'2 x 8'3 (3.10m x 2.51m)
UPVC double glazed window, central heating radiator, coving and open access to bedroom one.

Bedroom One

10' x 8' (3.05m x 2.44m)
Coving, TV point and door to en suite.

En Suite

8' x 3'2 (2.44m x 0.97m)
Central heating towel rail, dual flush WC, spotlight, pedestal wash basin with traditional taps, electric feed shower in single enclosure, extractor fan, part tiled elevation, part PVC panel elevation and wood effect laminate flooring.

First Floor

Landing

8'10 x 8'3 (2.69m x 2.51m)
Loft access (fully boarded), storage cupboard and doors to four bedrooms and bathroom.

Bedroom Two

14'8 x 9'4 (4.47m x 2.84m)
UPVC double glazed window, central heating radiator, TV point and door to en suite.

En Suite

6'7 x 5'8 (2.01m x 1.73m)
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower in corner enclosure, extractor fan, tiled elevation and tile effect lino flooring.

Bedroom Three

11'4 x 10'1 (3.45m x 3.07m)
UPVC double glazed window, central heating radiator and television point.

Bedroom Four

10'2 x 9'5 (3.10m x 2.87m)
UPVC double glazed window and central heating radiator.

Bedroom Five

9'1 x 8' (2.77m x 2.44m)
UPVC double glazed window, central heating radiator, fitted wardrobes and television point.

Bathroom

7'4 x 5'11 (2.24m x 1.80m)
UPVC double glazed frosted window, central heating radiator, spotlights, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head and electric feed shower over, extractor fan, tiled elevation and wood effect laminate flooring.

External

Front

Laid to lawn and driveway for multiple vehicles.

Rear

Tiered garden, laid to lawn, porcelain tiled paving, decking and bedding areas.



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