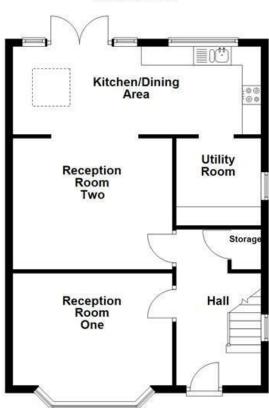


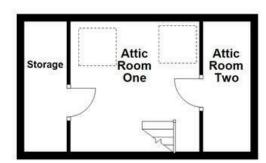
# **Ground Floor**

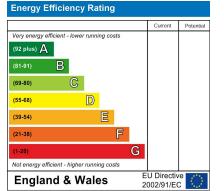


# First Floor



# Second Floor





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.









# Lindadale Avenue, Accrington, BB5 0NG £199,950

SEMI DETATCHED FAMILY HOME WITH LARGE FRONT AND REAR GARDEN

Welcome to Lindadale Avenue! This semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting well proportioned bedrooms, this property offers ample

The heart of the home is undoubtedly the generous kitchen dining area, perfect for family meals and entertaining guests. Additionally, the two reception rooms provide versatile living spaces that can be tailored to your

Outside, the property features large front and back gardens, ideal for children to play or for hosting summer barbecues. The outdoor space is a wonderful extension of the home, allowing for both leisure and

Conveniently located close to local schools, this residence is well suited for families looking to settle in a community oriented area. With its combination of space, comfort, and a prime location, this property on Lindadale Avenue is a fantastic choice for those seeking a family home in Accrington. Don't miss the chance to make this lovely house your new home.

# Lindadale Avenue, Accrington, BB5 0NG £199,950









- Tenure Freehold
- Off Road Parking
- Enviable Garden Space
- Close Proximity To Local Amenities
- Council Tax Band A
  - Ideal Family Home
  - Abundance Of Space
- EPC Rating TBC
- Viewing Essential
- Easy Access To Major Network Links

# **Ground Floor**

# **Entrance**

Composite frosted door to hall.

# Hall

13'8 x 7'5 (4.17m x 2.26m)

UPVC double glazed window, central heating radiator, doors to two reception rooms, stairs to first floor, wood effect laminate flooring and under stairs storage with WC and wash basin.

## WC

WC and wash basin

# **Reception Room One**

13'11 x 9'11 (4.24m x 3.02m)

UPVC double glazed bay window, central heating radiator, coving, electric fire and television point.

# **Reception Room Two**

13'10 x 11'4 (4.22m x 3.45m)

Central heating radiator, coving, open access to kitchen/dining area and wood effect laminate flooring.

# **Kitchen/Dining Area**

21'7 x 7'8 (6.58m x 2.34m)

UPVC double glazed window, Velux window, central heating radiator, range of panelled wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, oven with four ring gas hob, extractor hood, plumbed for dishwasher, wood panel elevation, wood clad to ceiling, tiled floor, door to utility and UPVC double glazed French doors to rear.

7'11 x 7'5 (2.41m x 2.26m)

UPVC double glazed window, plumbed for washing machine, space for fridge freezer, wall and base units, granite surface, coving and tiled floor.

# **First Floor**

# Landing

7' x 6'6 (2.13m x 1.98m)

UPVC double glazed window, loft hatch, doors to bathroom and three

# **Bedroom One**

11'11 x 11'7 (3.63m x 3.53m)

UPVC double glazed window, central heating radiator and fitted

# **Bedroom Two**

12'11 x 10' (3.94m x 3.05m)

UPVC double glazed window, central heating radiator and fitted

# **Bathroom**

flush WC, vanity top wash basin, PVC panel bath with jets, overhead direct feed rinse head, PVC panel elevation and lino flooring.

# **Bedroom Three**

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

with storage and stairs to attic room.

### **Attic Room One**

11'4 x 9'5 (3.45m x 2.87m)

Two Velux windows, central heating radiator, storage and door to attic

# **Attic Room Two**

and pathway to front entrance door.

# Rear

Ample extended rear garden space, laid to lawn, paved patio, bedding



8'7 x 5'11 (2.62m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, low

UPVC double glazed window, central heating radiator, fitted bunk bed



11'4 4'6 (3.45m 1.37m)



## Front

Enclosed laid to lawn garden, bedding areas, mature shrubs, hedges

areas, mature shrubs, trees, gravel chippings, summerhouse, timber shed and pathway leading to off road parking space.















