



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		
England & Wales		
EU Directive 2002/91/EC		

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Lindadale Avenue, Accrington, BB5 0NG

£199,950

SEMI DETACHED 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 space for both relaxation and privacy.

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 needs, whether for cosy evenings in or lively gatherings.

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 enjoyment in a tranquil setting.

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.

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- Tenure Freehold
 - Off Road Parking
 - Enviably 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.

Utility

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 bedrooms.

Bedroom One

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

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

Bedroom Two

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

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

Bathroom

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

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

UPVC double glazed window, central heating radiator, fitted bunk bed 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 room two.

Attic Room Two

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

Velux window and central heating radiator.

External

Front

Enclosed laid to lawn garden, bedding areas, mature shrubs, hedges and pathway to front entrance door.

Rear

Ample extended rear garden space, laid to lawn, paved patio, bedding areas, mature shrubs, trees, gravel chippings, summerhouse, timber shed and pathway leading to off road parking space.

