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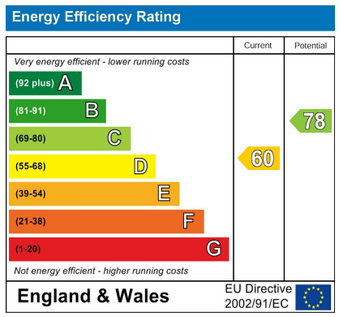

Wedgewood Road, Accrington, BB5 6LL
Offers Over £260,000

SPACIOUS THREE BEDROOM FAMILY HOME WITH OFF ROAD PARKING

This delightful three-bedroom house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, making it an ideal home for families or those seeking extra room to breathe.

As you step inside, you will enter into the spacious hallway, you will then be greeted by a large kitchen/dining area, which serves as the heart of the home. This generous space is perfect for both everyday meals and entertaining guests, allowing for a warm and inviting atmosphere. The kitchen is well-equipped, providing ample storage and workspace for culinary enthusiasts. Leading off the hallway is also a large living area.

The three bedrooms are thoughtfully designed, offering plenty of natural light and space for relaxation. Each room provides a tranquil retreat, ensuring a restful night's sleep.

Outside, the property features off-road parking including a driveway and a garage, which adds to the convenience of this lovely home. You will appreciate the ease of access and the security that comes with having your own parking space.

Moreover, the location is superb, with a variety of amenities just a stone's throw away. Whether you need shops, schools, or parks, everything you require is within easy reach, making this property not only a comfortable home but also a practical choice for modern living. Easy access to the motorway.

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.

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Wedgewood Road, Accrington, BB5 6LL

Offers Over £260,000

3 1 2 D

- Spacious Detached Property
- Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom Suite
- Stunning Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Hall
14'9 x 7'11 (4.50m x 2.41m)
UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, doors leading to two reception rooms, kitchen/dining area, bedroom three, shower room and stairs to first floor.

Reception Room One
15'9 x 10'8 (4.80m x 3.25m)
UPVC double glazed window, central heating radiator, coving, wall mounted electric fire, television point and door to kitchen/dining area.

Reception Room Two
10'11 x 9'10 (3.33m x 3.00m)
UPVC double glazed window, central heating radiator, coving and television point.

Kitchen/Dining Area
19'2 x 8'11 (5.84m x 2.72m)
Two UPVC double glazed windows, central heating radiator, coving, range of hardwood wall and base units with tiled work surfaces and splashback, stainless steel sink and drainer with mixer tap, integrated high rise double oven, four ring electric hob and integrated extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights, partially tiled flooring and UPVC double glazed frosted door to side elevation.

Bedroom Three
10'9 x 9'7 (3.28m x 2.92m)
UPVC double glazed window and central heating radiator.

Shower Room
7'8 x 5'4 (2.34m x 1.63m)
Two UPVC double glazed windows, central heating radiator, vanity top wash basin with mixer tap, corner direct feed shower, dual flush WC and tiled elevations.

First Floor

Landing
5'8 x 5'5 (1.73m x 1.65m)
Loft access, smoke detector, doors leading to two bedrooms and WC.

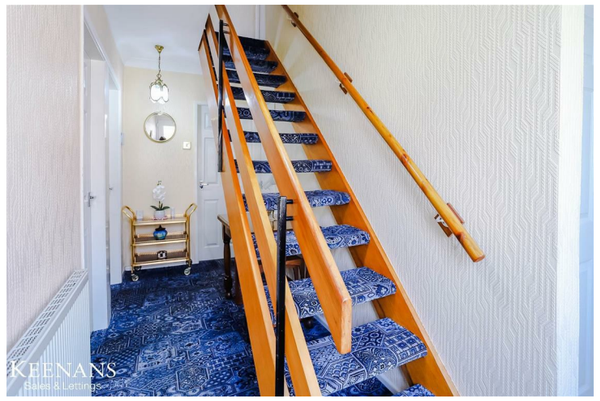
Bedroom One
16'4 x 10'7 (4.98m x 3.23m)
UPVC double glazed window and central heating radiator.

Bedroom Two
13'4 x 10'1 (4.06m x 3.07m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

WC
4'3 x 2'7 (1.30m x 0.79m)
Low flush WC, wall mounted wash basin with traditional taps and extractor fan.

External

Rear
Enclosed garden with laid to lawn, paving and stone chippings.

Front
Laid to lawn garden, paving, mature shrubbery, bedding areas, off road parking and access to garage.

Garage
16'5 x 8'3 (5.00m x 2.51m)
UPVC single glazed window, power, lighting and electric roller shutter garage door.