



Southwood Drive, Accrington, BB5 2PZ

£325,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout with an abundance of indoor and outdoor space, neutral decoration and no chain delay, this enviable four double bedroom detached property is being proudly welcomed to the market in the desirable location of Baxenden within Accrington. With enviable wrap around gardens, two bathrooms and fantastic second reception room which was previously a double garage, this outstanding property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, WC and staircase to the first floor. The main reception room leads through to a dining room whilst the second reception room guides you on to a utility room. Both the utility room and dining room guide you through to the fitted kitchen. The first floor comprises of doors on to four double bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. All four bedrooms benefits from fitted wardrobes. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas which wraps around to the side to a patio area. The patio area then leads through to a fantastic laid to lawn garden to the side of the property with paving and bedding areas. To the front there is a laid to lawn garden with paving and bedding areas and double driveway.

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

For further inf

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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	

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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**4**

**2**

**3**

**C**

- Tenure FReehold

Off Road Parking With Double Driveway

Viewing Essential

Easy Access To Major Network Links

Council Tax Band E

No Chain Delay

Ideal Family Home

EPC Rating C

Wrap Around Garden

Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

10' x 3'8 (3.05m x 1.12m)

Central heating radiator, coving, doors to two reception rooms, WC and stairs to first floor.

WC

4'7 x 3'8 (1.40m x 1.12m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, pedestal wash basin with mixer tap, coving and wood effect laminate flooring.

Reception Room One

16'4 x 12'10 (4.98m x 3.91m)

UPVC double glazed inset box window, central heating radiator, coving, gas fire with tiled hearth and surround and marble mantle, television point, doors to utility room and dining room.

Dining Room

13'4 x 9'2 (4.06m x 2.79m)

Central heating radiator, coving, door to kitchen and UPVC double glazed sliding door to rear.

Kitchen

11'6 x 9'2 (3.51m x 2.79m)

UPVC double glazed window, central heating radiator, coving, picture rail, range of wood panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven in a high rise unit, microwave and four ring gas hob and extractor hood, integrated dishwasher, space for fridge freezer, under unit lighting, tiled floor and door to utility room.

Utility Room

12' x 8'10 (3.66m x 2.69m)

UPVC double glazed frosted window, central heating radiator, coving, wood effect panel base units, granite effect surface, tiled splash back, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, under stairs storage, tiled floor, UPVC double glazed frosted door to rear and door to reception room two.

Reception Room Two

17'9 x 16' (5.41m x 4.88m)

UPVC double glazed window, central heating radiator, coving, dado rail, electric fire with tiled hearth and surround and oak mantle, television point, storage cupboard and UPVC double glazed sliding door to front.

First Floor

Landing

10'4 x 5'10 (3.15m x 1.78m)

Central heating radiator, coving, smoke alarm, loft access, storage cupboard, doors to four bedrooms and bathroom.

Bedroom One

12'10 x 12'8 (3.91m x 3.86m)

UPVC double glazed box window, central heating radiator, coving, fitted wardrobe and door to en suite.

En Suite

8'7 x 5'10 (2.62m x 1.78m)

UPVC double glazed frosted window, central heating radiator, three piece suite, low bowl WC, pedestal wash basin, direct feed shower enclosure, tiled elevation, dado rail and wood effect lino.

Bedroom Two

14'3 x 11'11 (4.34m x 3.63m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Three

13'2 x 9' (4.01m x 2.74m)

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

Bedroom Four

11'8 x 9' (3.56m x 2.74m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bathroom

7' x 5'6 (2.13m x 1.68m)

UPVC double glazed frosted window, central heating radiator, three piece suite, low flush WC, pedestal wash basin, panel bath with direct feed shower, tiled elevation and wood effect lino flooring.

External

Rear

Tiered wrap around enclosed laid to lawn garden with paving and bedding areas, stone chip areas.

Rear

Enclosed laid to lawn garden with paving, bedding areas and double driveway.

