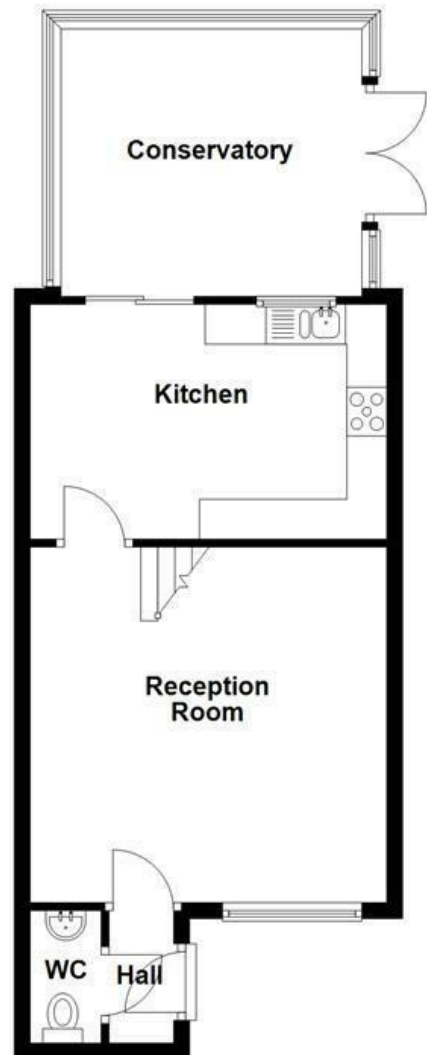
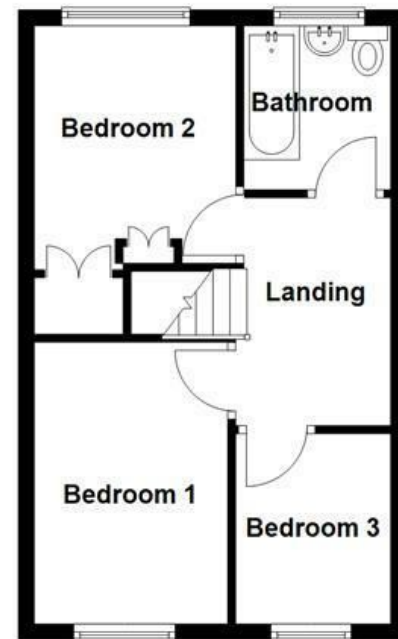


Ground Floor



First Floor



Tunstall Drive, Accrington, BB5 5DG

Offers Over £179,950

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY

This charming house offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The well-appointed bathroom is conveniently located upstairs, while an additional WC downstairs adds to the practicality of the home.

The heart of the house is undoubtedly the large modern kitchen, which provides ample space for cooking and entertaining. Its contemporary design is sure to impress, making it a delightful area for family gatherings or casual meals. Adjacent to the kitchen, the conservatory invites natural light into the home, creating a warm and inviting atmosphere that can be enjoyed year-round.

For those who value off-road parking, this property boasts a garage and a driveway, ensuring that parking is never a concern. The rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This feature is particularly appealing for busy individuals or families who wish to spend more time enjoying their home and less time maintaining it.

In summary, this house on Tunstall Drive presents an excellent opportunity for anyone looking for a spacious and modern home in Accrington. With its thoughtful layout, convenient amenities, and low-maintenance outdoor space, it is a property that truly caters to contemporary living. Don't miss the chance to make this delightful house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	87
(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		

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.

Tunstall Drive, Accrington, BB5 5DG

Offers Over £179,950

**3****1****1****C**

- Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: C
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Hall

5'11 x 2'8 (1.80m x 0.81m)
UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, coving and door to WC and reception room.

WC

5'6 x 2'11 (1.68m x 0.89m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled elevation and tiled floor.

Reception Room

14'8 x 14'8 (4.47m x 4.47m)
UPVC double glazed window, central heating radiator, coving, smoke alarm, stairs to first floor and door to kitchen.

Kitchen

14'8 x 9'8 (4.47m x 2.95m)
UPVC double glazed window, central heating radiator, coving, wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, five burner gas hob, extractor hood, plumbing for washing machine, integrated fridge freezer, under unit lighting, par tiled elevation, tiled floor and UPVC double glazed sliding doors to conservatory.

Conservatory

12'5 x 11' (3.78m x 3.35m)
UPVC double glazed windows, UPVC double glazed frosted windows, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

8'10 x 3'4 (2.69m x 1.02m)
Smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

11'7 x 11'2 (3.53m x 3.40m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Two

11'4 x 9'6 (3.45m x 2.90m)
UPVC double glazed window, central heating radiator, loft access and storage.

Bedroom Three

7'10 x 6'5 (2.39m x 1.96m)
UPVC double glazed window and central heating radiator.

Bathroom

6'7 x 6'3 (2.01m x 1.91m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevation and tiled floor.

External

Front

Laid to lawn garden, stone chips and driveway leading to garage.

Garage

16'2 x 8'2 (4.93m x 2.49m)
Electric garage door, loft storage and electricity.

Rear

Enclosed laid to lawn garden and decking.



Tel: 01254389384

www.keenans-estateagents.co.uk