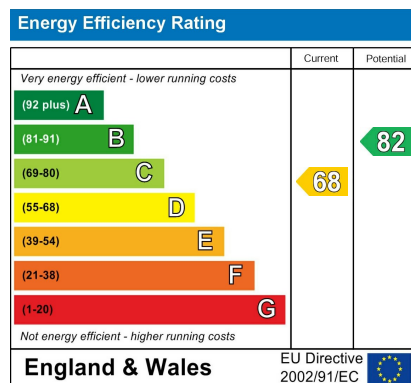


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.



Wessex Close, Accrington, BB5 6UA

£199,950

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with spacious rooms, fantastic garden space and modern fixtures and fittings, this enviable three bedroom detached property is being proudly welcomed to the market in the sought after location of Huncoat within a quiet cul de sac. With three generously sized bedrooms, neutral decoration and three off road parking spaces, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern fitted kitchen, utility area and staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom leads on to a storage space which would make the perfect walk in wardrobe or en suite. Externally there is an enclosed garden to the rear with paving and bedding areas. To the front there is a paved garden with bedding areas.

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

Wessex Close, Accrington, BB5 6UA

£199,950

 3  1  1  D

- Exceptional Detached Property
 - Modern Fixtures And Fittings
 - Off Road Parking
 - Freehold
- Three Bedrooms
 - Neutral Decoration
 - EPC Rating D
- A Perfect Family Home
 - Sought After Location
 - Council Tax Band C

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

10'10 x 6'7 (3.30m x 2.01m)

Central heating radiator, under stairs storage, tiled effect Lino flooring, doors to reception room, kitchen, utility and staircase to the first floor.

Reception Room

18 x 15'11 (5.49m x 4.85m)

Two UPVC double glazed windows, two central heating radiators, television point, electric modern fire, UPVC double glazed French doors to the rear.

Kitchen

8'11 x 8 (2.72m x 2.44m)

UPVC double glazed window, central heating radiator, a range of matte wall and base units, marble effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, integrated fridge, plumbing for washing machine, tiled effect Lino flooring, composite double glazed frosted stable door to the rear.

Utility

6'7 x 2'11 (2.01m x 0.89m)

UPVC double glazed frosted window, combi boiler, space for fridge freezer and dryer, Lino flooring.

Hallway

13'6 x 6'7 (4.11m x 2.01m)

UPVC double glazed window, smoke alarm, loft access, over stairs storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

13'1 x 9 (3.99m x 2.74m)

Two UPVC double glazed windows, central heating radiator, door to store room.

Store Room

6'6 x 3'6 (1.98m x 1.07m)

UPVC double glazed window.

Bedroom Two

9'2 x 9 (2.79m x 2.74m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'1 x 6'3 (2.77m x 1.91m)

UPVC double glazed window, central heating radiator.

Bathroom

9'1 x 6'6 (2.77m x 1.98m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with a direct feed shower and mixer tap, tiled elevations, extractor fan, wood effect Lino flooring.

External

Front

Bedded garden with paving areas.

Rear

Enclosed garden with bedding and paving areas.



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