



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	

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.

Warmden Avenue, Accrington, BB5 2PR

Offers Over £200,000

AN EXCEPTIONAL SEMI DETACHED TRUE BUNGALOW ON AN IMPRESSIVE PLOT

Having been presented and maintained well throughout and offering an abundance of indoor and outdoor space, this enviable two bedroom semi detached true bungalow is being proudly welcomed to the market in the desirable location of Baxenden. With neutral decoration, two double bedrooms, open plan kitchen diner and no chain delay, this property, once updated, has the potential to be the perfect home for any small family or couple truly not to be missed! With exceptional garden space with beautiful mature bedding areas and not being overlooked, as well as benefiting from a detached garage and ample off road parking, this property is situated on an impressive plot perfect for any potential buyer who loves their garden! With an abundance of storage space, beautiful features and contemporary fitted shower room, this property is the perfect home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen, two double bedrooms and modern shower room. The kitchen leads openly on to a dining room. Externally there is an enclosed garden to the rear with paving, block paved areas, bedding, mature shrubs, greenhouse, storage shed, vegetable patches, woodland views and access on to the outbuilding garden room and garage. To the front there is a garden with bedding, mature shrubs, ample off road parking and access on to the garage.

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

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Offers Over £200,000



- Tenure TBC
 - Off Road Parking With Access To Garage
 - No Chain Delay
 - Enviaible Gardens To front And Rear Of Property
- Council Tax Band C
 - Viewing Essential
 - Two Generously Sized Bedrooms
- EPC Rating TBC
 - Ideal Home For a Small Family Or Couple
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

2'11 x 2'6 (0.89m x 0.76m)

Tiled elevation, meter cupboard, stone tiled floor and hard wood single glazed frosted door to hall.

Hall

11'3 x 4'4 (3.43m x 1.32m)

Central heating radiator, smoke alarm, inset shelving, storage cupboard, loft access (loft is boarded), doors to reception room, kitchen, bedroom one and two and shower room.

Reception Room

19'2 x 11'3 (5.84m x 3.43m)

UPVC double glazed box window, central heating radiator, gas fire with tiled hearth, exposed brick and stone surround, three feature wall lights and television point.

Kitchen

10' x 9'5 (3.05m x 2.87m)

UPVC double glazed window, wall and base units, granite effect and tiled surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven, space for fridge and washing machine, spotlights, extractor fan, integrated shelving and storage, tiled effect lino and open arch to dining room.

Dining Room

11'3 x 7'10 (3.43m x 2.39m)

UPVC double glazed window, three central heating radiator, tiled effect lino and UPVC double glazed frosted door to rear.

Bedroom One

13'4 x 10' (4.06m x 3.05m)

UPVC double glazed window, central heating radiator, fitted wardrobe and storage hatch to cellar.

Bedroom Two

8'9 x 8'3 (2.67m x 2.51m)

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

Shower Room

6'3 x 4'11 (1.91m x 1.50m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, PVC panel elevation, PVC to ceiling, spotlights and wood effect lino.

External

Rear

Enclosed garden with paving, bedding areas, mature shrubs, block paving, stone chippings, green house, veg patches, workshop, storage shed, access to garage and outbuilding. None of which is overlooked.

Outbuilding

10'9 x 8'7 (3.28m x 2.62m)

Hard wood single glazed frosted window, UPVC double glazed frosted window, power and lighting.

Garage

16'5 x 10'9 (5.00m x 3.28m)

Two hard wood single glazed frosted window, power and lighting, electric roller shutter door.

Front

Garden with bedding areas, mature shrubs, stone chippings, off road parking and access to garage.

