



## Hambledon Mill Park, Accrington, BB5 5FP

### Offers Over £200,000

#### EXCEPTIONAL DETACHED FAMILY HOME

Located on Hambledon Mill Park the desirable area of Accrington, this delightful detached house presents an excellent opportunity for families seeking a comfortable and modern living space. Boasting three spacious bedrooms, including a master suite with an ensuite bathroom, this property is designed with both convenience and style in mind.

As you enter, you will be greeted by a welcoming atmosphere that flows throughout the home. The modern kitchen diner is perfect for family meals and entertaining guests, while the adjoining utility room adds practicality to daily life. The well-appointed family bathroom and a convenient downstairs WC ensure that the needs of the household are met with ease.

The property features a beautifully landscaped rear garden, providing a serene outdoor space for relaxation and play. With a garage and driveway, parking is never a concern, making this home as functional as it is attractive.

Ready to move into, this stunning house is an ideal family home in a great location close to all local amenities. Offering a perfect blend of comfort and modern living. Don't miss the chance to make this wonderful property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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 3  1  1  B

- Exceptional Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band D

### Ground Floor

#### Entrance Hall

13'2 x 6'9 (4.01m x 2.06m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, wood effect flooring, understairs storage, doors leading to reception room, WC, kitchen/dining area and stairs to first floor.

#### Reception Room

12'9 x 12'1 (3.89m x 3.68m)

UPVC double glazed window, central heating radiator, coving and television point.

#### WC

5'3 x 3'0 (1.60m x 0.91m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled effect flooring.

#### Kitchen/Dining Area

17'11 x 9'4 (5.46m x 2.84m )

UPVC double glazed window, range of panelled wall and base units with laminate work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher, wood effect flooring, door to utility and UPVC double glazed French doors.

#### Utility

7'7 x 5'4 (2.31m x 1.63m )

Panelled base units with laminate work surfaces, plumbing for washing machine, wall mounted Logic boiler, wood effect flooring and hardwood double glazed frosted door to rear.

### First Floor

#### Landing

12'1 x 6'10 (3.68m x 2.08m)

UPVC double glazed window, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

13'0 x 10'4 (3.96m x 3.15m)

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

#### En Suite

5'11 x 5'9 (1.80m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, partially tiled elevations, spotlights and tiled flooring.

#### Bedroom Two

9'6 x 9'6 (2.90m x 2.90m )

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'6 x 8'5 (2.90m x 2.57m)

UPVC double glazed window and central heating radiator.



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