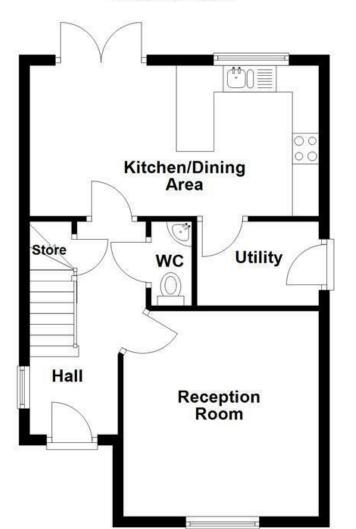
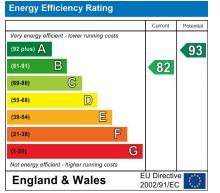
KEENANS Sales & Lettings

Ground Floor







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Hambledon Mill Park, Accrington, BB5 5FP Offers Over £200,000

EXCEPTIONAL DETATCHED 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.

Hambledon Mill Park, Accrington, BB5 5FP Offers Over £200,000













- Exceptional Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking

- EPC Rating B
- **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

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

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

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.

- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold

- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band D

Bathroom

6'11 x 5'6 (2.11m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, partially tiled elevations, extractor fan and lino

External

Rear

Enclosed garden with artificial lawn, paving, bedding areas and stone chippings. Access to Garage

Front

Laid to lawn, paving, stone chippings and driveway.















