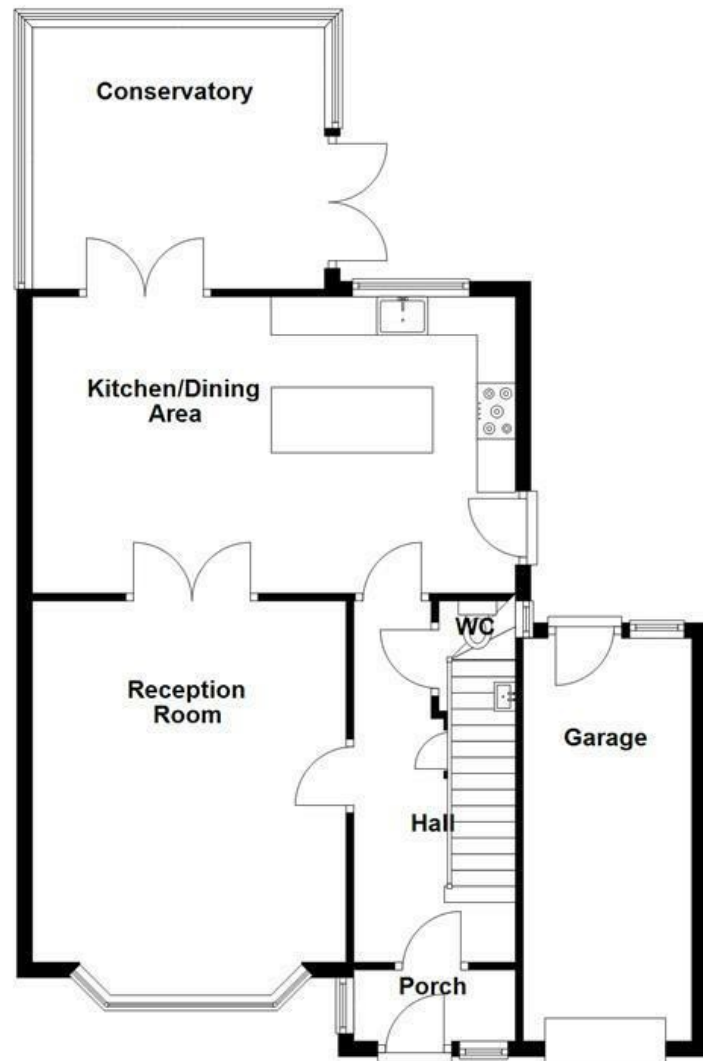
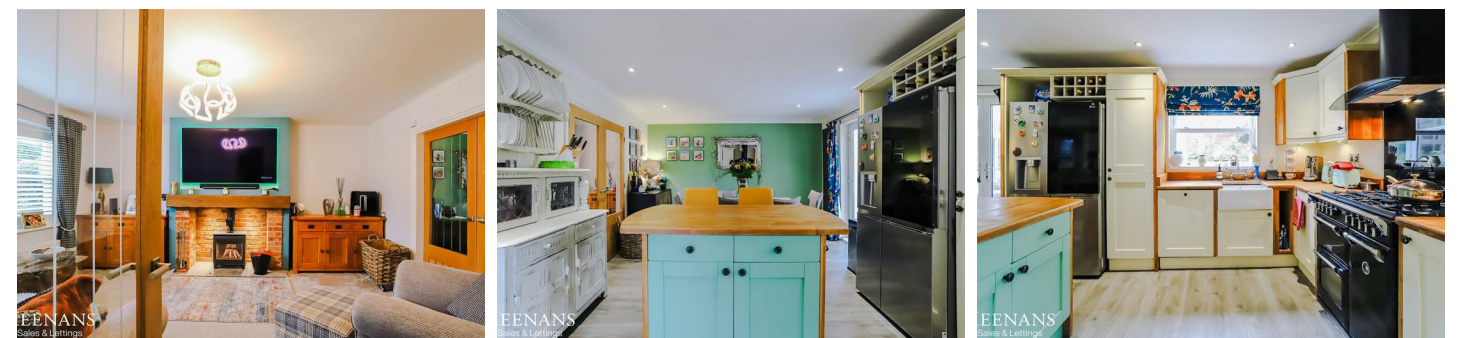
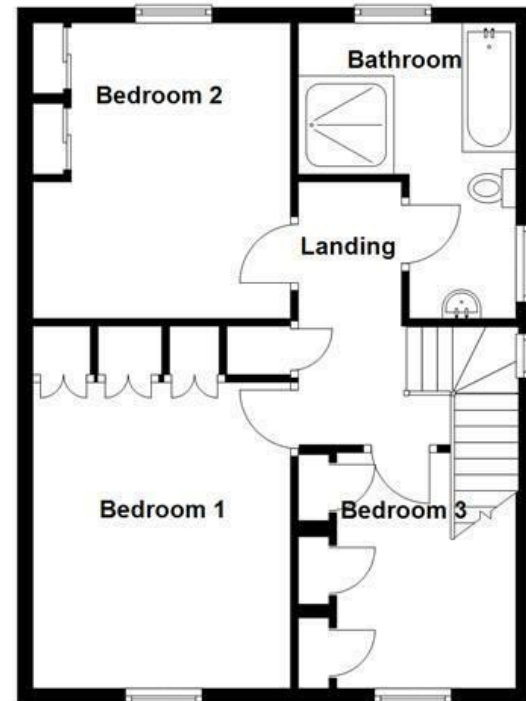



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	83
(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.

Aysgarth Drive, Accrington, BB5 6SA

£280,000

IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME

Located Aysgarth Drive in the charming town of Accrington, this stunning detached family home offers an exceptional living experience. With three spacious bedrooms, this property is perfect for families seeking comfort and style. The tasteful decor throughout the house creates a warm and inviting atmosphere, making it easy to envision yourself settling in.

The modern kitchen diner is a highlight of the home, featuring contemporary fittings that cater to both culinary enthusiasts and casual diners alike. Double doors lead from the kitchen to a cosy lounge, complete with a log burner, providing a perfect space for relaxation during those chilly evenings. Additionally, a bright conservatory extends the living area, allowing natural light to flood in and offering a delightful spot to enjoy the garden views.

The property boasts a well-appointed family bathroom, featuring a luxurious corner jacuzzi bath and a convenient Jack and Jill sink, ensuring that morning routines are both efficient and enjoyable. Outside, the landscaped garden is a true oasis, ideal for family gatherings or quiet afternoons in the sun. The driveway accommodates multiple cars, complemented by a large garage for additional storage or workshop space.

This beautiful home on Aysgarth Drive is not just a property; it is a lifestyle choice, offering a perfect blend of modern living and family-friendly features. Don't miss the opportunity to make this delightful house your new home.

Aysgarth Drive, Accrington, BB5 6SA
£280,000

 3  1  2  C

- Tenure Freehold
 - Off Road Parking
 - Contemporary Fitted Kitchen/Dining Area
 - Easy Access To Major Commuter Routes
- Council Tax Band D
 - Ideal Family Home
 - Stunning Four Piece Bathroom Suite
- EPC Rating C
 - Viewing Essential
 - Envious Garden Space

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

7' x 3'8 (2.13m x 1.12m)

UPVC double glazed windows, wood cladding to ceiling, meter cupboard and solid oak door to hall.

Hall

16'8 x 6'10 (5.08m x 2.08m)

Central heating radiator, smoke alarm, coving, stairs to first floor with solid oak banister rail, under stairs storage, solid oak doors to WC, kitchen reception room and Amtico flooring.

WC

4'7 x 3'5 (1.40m x 1.04m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled elevation and Amtico flooring.

Reception Room

15'5 x 13'5 (4.70m x 4.09m)

UPVC double glazed bay window with bespoke wooden shutters, central heating radiator, log burning stove with brick surround and wooden mantle, coving and double doors to kitchen/dining area.

Kitchen

20'8 x 12'8 (6.30m x 3.86m)

UPVC double glazed window with bespoke wooden shutters, two upright central heating radiators, coving, spotlights, range of wall and base units, central island, wood work tops, Belfast sink with mixer tap, space for a three door Richmond Deluxe range with five ring gas hob, extractor hood, space for American style fridge freezer, Amtico flooring, composite frosted stable door to rear and UPVC double glazed French doors to conservatory.

Conservatory

12'5 x 11'2 (3.78m x 3.40m)

UPVC double glazed windows, roof blinds, UPVC double glazed French doors to rear and Amtico flooring.

First Floor

Landing

9'9 x 9'8 (2.97m x 2.95m)

UPVC double glazed window with bespoke wooden shutters, central heating radiator, loft access, doors to three bedrooms, bathroom and storage.

Bedroom One

13'2 x 11' (4.01m x 3.35m)

UPVC double glazed window with bespoke wooden shutters, central heating radiator, coving and storage.

Bedroom Two

12'6 x 10'8 (3.81m x 3.25m)

UPVC double glazed window with bespoke wooden shutters, central heating radiator, coving and storage.

Bedroom Three

10'4 x 9'3 (3.15m x 2.82m)

UPVC double glazed window with bespoke wooden shutters, central heating radiator and storage.

Bathroom

13'10 x 10'3 (4.22m x 3.12m)

Two UPVC double glazed frosted windows with bespoke wooden shutters, central heating radiator, wall mounted double wash basin with mixer tap, dual flush VVC, corner jet bath with rinse head, enclosed direct feed rainfall shower, central heating towel rail, part tiled elevation, wood effect flooring and PVC to ceiling.

External

Rear

Enclosed laid to lawn garden, with paving, stone chippings and access to rear of garage.

Garage

17'1 x 7'3 (5.21m x 2.21m)

UPVC double glazed door and frosted window, garage door to front.

Front

Laid to lawn garden, bedding areas, mature shrubs, stone chippings and driveway.

