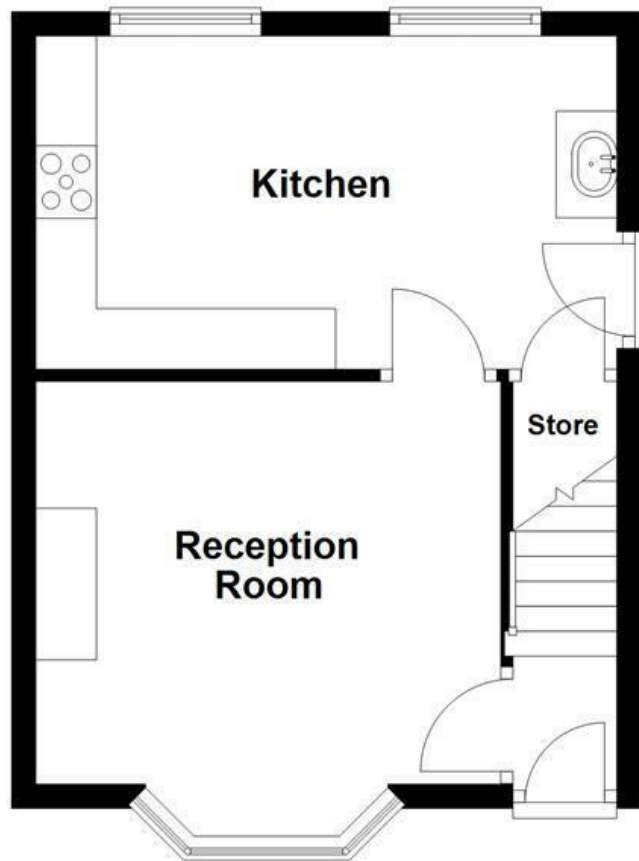


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(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.

Coppice Avenue, Accrington, BB5 6QS

Offers Over £170,000

ENVIABLE TWO BEDROOM SEMI DETACHED HOME

Situated on the charming Coppice Avenue in Accrington, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property is ideal for families or those seeking extra space. The home boasts a large rear garden, providing an excellent outdoor area for relaxation, gardening, or entertaining guests. Additionally, the driveway accommodates multiple vehicles, ensuring ample parking for residents and visitors alike.

The location is particularly advantageous, situated close to local schools and the bustling town centre, making daily errands and school runs a breeze. Inside, the modern kitchen is well-equipped, catering to all your culinary needs, while the contemporary shower room adds a touch of luxury to your daily routine. The cosy lounge, complete with a charming log burner, creates a warm and inviting atmosphere, perfect for unwinding after a long day.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after area. With its spacious layout and modern amenities, it is sure to appeal to a variety of buyers. Do not miss the opportunity to make this lovely residence your own.

Coppice Avenue, Accrington, BB5 6QS

Offers Over £170,000

 **2**  **1**  **1**  **D**

- Exceptional Semi Detached Property
- Modern Fitted Kitchen
- Ample Off Road Parking
- EPC Rating D
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Extensive Plot
- Council Tax Band B

Ground Floor

Entrance Hall

3'5 x 3'0 (1.04m x 0.91m)

Composite double glazed frosted front door, upright central heating radiator, spotlights, door to reception room and stairs to first floor.

Reception Room

12'7 x 10'11 (3.84m x 3.33m)

UPVC double glazed bay window, upright central heating radiator, coving, cast iron log burner with tiled hearth and wooden mantel, television point and door to kitchen.

Kitchen

15'2 x 9'0 (4.62m x 2.74m)

Two UPVC double glazed windows, upright central heating radiator, range of high gloss wall and base units with laminate work surfaces, tiled splashback, stainless steel sink with high spout mixer tap, integrated high rise double oven, five ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for slimline dishwasher, wall mounted Ideal boiler, spotlights, wood effect flooring and UPVC double glazed frosted door to side elevation.

First Floor

Landing

6'11 x 2'7 (2.11m x 0.79m)

UPVC double glazed frosted window, central heating radiator, loft access, smoke detector, spotlights, doors leading to two bedrooms and shower room.

Bedroom One

12'8 x 11'5 (3.86m x 3.48m)

UPVC double glazed bay window, upright central heating radiator, coving, spotlights and over stairs storage.

Bedroom Two

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

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

Shower Room

6'7 x 5'7 (2.01m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, tiled elevations, PVC to ceiling, spotlights and wood effect flooring.

External

Rear

Enclosed laid to lawn garden, paving, bedding areas and decking.

Front

Tarmac driveway, mature shrubbery and bedding areas.



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