



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Foxwood Chase, Accrington, BB5 6XL

Offers Over £180,000

EXTENDED SEMI DETACHED FAMILY HOME

Situated in the charming area of Foxwood Chase, Accrington, this extended semi-detached house presents an excellent opportunity for those seeking a home that is both versatile and inviting. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for extra space.

Upon entering, you will find a spacious reception room that offers a warm welcome and a blank canvas for your personal touch. The heart of the home is undoubtedly the generous dining kitchen, which provides ample room for family meals and entertaining guests. The impressive sun room, bathed in natural light, extends the living space and offers a delightful area to relax and enjoy the views of the garden.

The property boasts a three-piece bathroom suite, ensuring convenience for all residents. Outside, you will discover well-maintained gardens to both the front and rear, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, off-road parking is available, adding to the practicality of this delightful home.

This semi-detached property is not just a house; it is a canvas awaiting your creative vision. With its desirable location and ample living space, it is an ideal choice for anyone looking to settle in a welcoming community. Do not miss the chance to make this property your own.

Foxwood Chase, Accrington, BB5 6XL

Offers Over £180,000

 2  1  1  D

- Extended Semi Detached Property
 - Fitted Dining Kitchen
 - Off Road Parking
 - Council Tax Band B
- Two Bedrooms
 - Complete Blank Canvas
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - EPC Rating D

Ground Floor

Agents Notes

Entrance Porch
3'4 x 3'1 (1.02m x 0.94m)
UPVC double glazed front door, central heating radiator and door to reception room.

Reception Room
13'1 x 12'6 (3.99m x 3.81m)
UPVC double glazed window, gas central heating radiator, TV point, stairs to first floor, door to kitchen/diner and wood effect laminate flooring.

Kitchen/Dining Room
13'1 x 9'10 (3.99m x 3.00m)
UPVC double glazed window, double glazed door to sunroom, central heating radiator, a range of wall and base units with laminate worktops, electric oven, four ring gas hob, space and plumbing for washing machine, space for fridge and freezer, stainless steel sink with drainer and traditional taps, tiled splash backs, door to under stairs storage and tile effect flooring.

Sun Room
13'1 x 10'6 (3.99m x 3.20m)
UPVC double glazed windows, UPVC double glazed door to rear garden, velux window and tiled flooring.

First Floor

Landing
7'2 x 5'6 (2.18m x 1.68m)
UPVC double glazed window, gas central heating radiator, loft access and doors to two bedrooms and family bathroom.

Bedroom One
13'1 x 11'7 (3.99m x 3.53m)
UPVC double glazed window, double glazed porthole window, central heating radiator, door to storage/boiler cupboard and wood effect laminate flooring.

Bedroom Two
10'10 x 6'11 (3.30m x 2.11m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom
5'11 x 5'3 (1.80m x 1.60m)
UPVC double glazed frosted window, chrome heated towel rail, panel bath with mixer taps, electric feed overhead shower, pedestal wash basin, dual flush WC, fully tiled elevations and tiled flooring.

External

Front
Laid to lawn garden, mature boarders, driveway for multiple vehicles and gated access to rear.

Rear
Laid to lawn garden, mature boarders, storage shed and lovely views of the Coppice.



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