



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

Hambleton Mill Park, Accrington, BB5 5FP

Offers Over £215,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, immaculate presentation and modern fixtures and fittings, this idyllic four bedroom detached property is being proudly welcomed to the market in the desirable location of Accrington on a popular estate. With stylish interiors, low maintenance gardens and four double bedrooms, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links. Benefiting from added garage, off road parking and two bathrooms, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room. The reception room guides you through to an inner hallway which leads on to a contemporary fitted kitchen diner, WC and houses a staircase to the first floor. The first floor comprises of doors on to three double bedrooms, family bathroom and staircase to the second floor. The second floor guides you on to a main bedroom which benefits from an en suite shower room. Externally there is an enclosed garden to the rear which is low maintenance with artificial lawn, paving and composite decking. To the front there is a laid to lawn garden with mature shrubs and a block paved driveway.

For further information or to arrange a viewing please contact our Accrington branch at your earliest convenience.

Hambledon Mill Park, Accrington, BB5 5FP

Offers Over £215,000

 4  3  1  C

- Stunning Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking and Garage
 - EPC Rating C
- Four Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Leasehold
- Three Bathrooms
 - Spacious Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

4'4 x 3'7 (1.32m x 1.09m)

Composite double glazed frosted front door, central heating radiator and door to reception room.

Reception Room

16'2 x 10'4 (4.93m x 3.15m)

UPVC double glazed window, central heating radiator, media wall with living flame electric fire, television point and door to inner hall.

Inner Hall

11'2 x 6'2 (3.40m x 1.88m)

Central heating radiator, smoke detector, tiled effect amtico vinyl flooring, doors to kitchen/dining area, WC and stairs to first floor.

WC

4'8 x 3'0 (1.42m x 0.91m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, extractor fan and tiled effect amtico vinyl flooring.

Kitchen/Dining Area

18'10 x 7'7 (5.74m x 2.31m)

UPVC double glazed window with integrated blinds, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, television point, integrated boiler, tiled effect amtico vinyl flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'1 x 6'3 (2.77m x 1.91m)

UPVC double glazed window, smoke detector, doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom Two

12'10 x 9'4 (3.91m x 2.84m)

UPVC double glazed window with integrated blinds, central heating radiator and television point.

Bedroom Three

11'1 x 10'3 (3.38m x 3.12m)

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

Bedroom Four

9'6 x 9'2 (2.90m x 2.79m)

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

Bathroom

8'3 x 7'10 (2.51m x 2.39m)

UPVC double glazed frosted window with integrated blinds, central

heating radiator, panel bath with traditional taps, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan and wood effect lino flooring.

Second Floor

Landing

7'7 x 6'3 (2.31m x 1.91m)

Smoke detector and door to bedroom one.

Bedroom One

16'7 x 10'11 (5.05m x 3.33m)

UPVC double glazed window, Velux window, central heating radiator, television point, loft access, eave storage and door to en suite.

En Suite

7'10 x 7'8 (2.39m x 2.34m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations, extractor fan and wood effect lino flooring.

External

Rear

Enclosed garden with artificial lawn, paving and composite decking.

Front

Laid to lawn garden with mature shrubbery, block paved driveway and access to garage.

Garage

14'5 x 8'2 (4.39m x 2.49m)

Power, lighting and up and over garage door.

