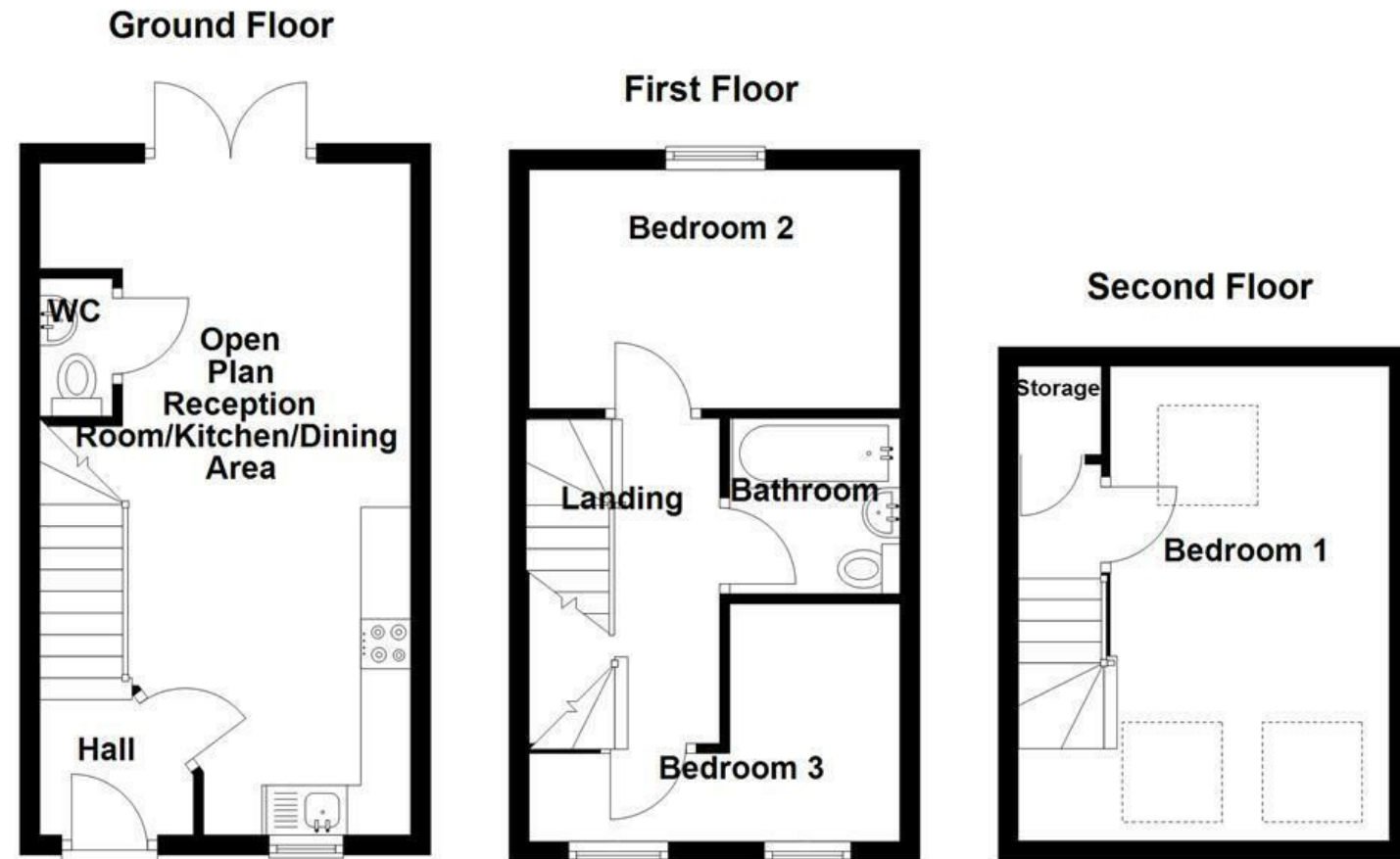




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Hambledon Mill Park, Accrington, BB5 5FQ

Offers Over £160,000

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY NOT TO BE MISSED
Welcome to this immaculate three-bedroom semi-detached family home, nestled on the desirable Hambledon Mill Park estate within the ever popular market town of Accrington. This modern property is thoughtfully designed and set over three spacious floors.

As you enter, you will be greeted by a stylish open-plan kitchen and living space, perfect for both entertaining and everyday family life. The interiors are tastefully decorated, featuring contemporary fixtures and fittings that enhance the home's appeal. Each of the three generously sized bedrooms is neutrally decorated, allowing for personal touches to be added with ease.

Outside, you will find a beautifully landscaped, low-maintenance garden, ideal for enjoying the outdoors without the hassle of extensive upkeep. Additionally, a double driveway provides ample parking space for your vehicles.

Situated in a sought-after location within a popular estate, this home is conveniently close to bus routes, local schools, and various amenities. Furthermore, it offers easy access to major network and motorway links, making commuting a breeze.

This property is perfect for first time buyers, professional couples and small families seeking a modern, spacious home in a vibrant community. Do not miss the opportunity to make this stunning house your new home.

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

Hambledon Mill Park, Accrington, BB5 5FQ

Offers Over £160,000

 3  1  1  B

- Tenure Leasehold
 - Off Road Parking
 - Ideal Family Home
 - Envious Low Maintenance Landscaped Garden
- Council Tax Band B
 - Three Generously Sized Bedrooms
 - Ready To Move Into
- EPC Rating B
 - Viewing Essential
 - Easy Access To Major Network Links

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

5'1 x 4'7 (1.55m x 1.40m)

Central heating radiator, smoke alarm, wood effect vinyl flooring, door to open plan reception room/kitchen/dining area and stairs to first floor.

Open Plan Reception Room/Kitchen/Dining Area

22'1 x 12'2 (6.73m x 3.71m)

UPVC double glazed window, central heating radiator, range of panel wall and base units, granite effect surface, ceramic one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer, television point, integrated shelving, wood effect vinyl flooring, door to WC and UPVC double glazed French doors to rear.

WC

4'10 x 2'10 (1.47m x 0.86m)

Central heating radiator, dual flush WC, pedestal wash basin, extractor fan and wood effect vinyl flooring.

First Floor

Landing

10'10 x 6'3 (3.30m x 1.91m)

Smoke alarm, dado rail, doors to bedroom two, bedroom three, bathroom and stairs to second floor.

Bedroom Two

12'2 x 7'10 (3.71m x 2.39m)

UPVC double glazed window, central heating radiator and wood panel beading.

Bedroom Three

12'2 x 7'10 (3.71m x 2.39m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

5'11 x 5'7 (1.80m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower, tiled elevation and tiled effect lino flooring.

Second Floor

Landing

8'2 x 2'10 (2.49m x 0.86m)

Storage cupboard, smoke alarm and door to bedroom one.

Bedroom One

15'7 x 12'2 (4.75m x 3.71m)

Three Velux windows, central heating radiator, loft access, integrated shelving and television point.



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