



Whitecroft View, Accrington, BB5 2QP

Offers Over £320,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Welcome to this impressive detached family home located on Whitecroft View in Baxenden. This property has been meticulously presented and maintained to the highest standard, showcasing a blend of luxury and modern living that is truly inviting.

Having undergone a complete transformation, this stylish residence is ready for you to move straight in. It boasts four spacious double bedrooms, each equipped with fitted wardrobes, ensuring ample storage for all your needs. The heart of the home is undoubtedly the enviable open plan kitchen and dining area, perfect for family gatherings and entertaining guests.

The property is further enhanced by a detached garage and stunning wrap-around gardens, providing a delightful outdoor space for relaxation and play. The high-quality finishes throughout the home reflect a commitment to excellence, making it a standout choice for families seeking comfort and style.

Situated in one of the most desirable village, this home offers convenient access to bus routes, local schools, and various amenities. Additionally, it benefits from excellent transport links to Accrington, Rossendale, and Manchester, making it an ideal location for both work and leisure.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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.

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 4  1  2  C

- Stunning Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freeold
- Four Piece Bathroom Suite
- Wraparound Gardens with Outbuildings
- Council Tax Band D

Ground Floor

Entrance Porch

5'7 x 5'4 (1.70m x 1.63m)

Composite double glazed frosted leaded front door, UPVC double glazed inset bay window, tiled effect lino flooring and UPVC double glazed frosted door to hall.

Hall

17'9 x 10'9 (5.41m x 3.28m)

Two central heating radiators, coving, under stairs storage, wood effect laminate flooring, oak doors leading to reception room, dining room, two bedrooms and bathroom.

Reception Room

16'1 x 12'10 (4.90m x 3.91m)

UPVC double glazed bow window, two UPVC double glazed windows, central heating radiator, coving, television point and single glazed bi-folding doors to dining room.

Dining Room

20'6 x 10'10 (6.25m x 3.30m)

UPVC double glazed window, central heating radiator, spotlights, smoke detector, cast iron multifuel burner with slate hearth and exposed brick surround, television point, wood effect laminate flooring, open to kitchen and oak door to utility.

Kitchen

11'10 x 11'7 (3.61m x 3.53m)

Two UPVC double glazed windows, range of high gloss wall and base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated CDA double oven with five ring hob and extractor hood, space for fridge freezer, integrated dishwasher, spotlights and wood effect laminate flooring.

Utility

9'10 x 6'7 (3.00m x 2.01m)

UPVC double glazed window, central heating radiator, spotlights, range of matte wall and base units with granite effect work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, wood effect laminate flooring and UPVC double glazed frosted door to rear.

Bedroom One

16'1 x 12'11 (4.90m x 3.94m)

UPVC double glazed bow window, central heating radiator, coving, television point fitted wardrobes and desk.

Bedroom Two

10'11 x 9'10 (3.33m x 3.00m)

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

Bathroom

9'11 x 7'2 (3.02m x 2.18m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan, inset shelving, LED illuminated mirror and tiled flooring.

First Floor

Landing

13'7 x 4'10 (4.14m x 1.47m)

UPVC double glazed window, smoke detector, oak doors leading to bedroom three and bedroom four.

Bedroom Three

13'7 x 11'10 (4.14m x 3.61m)

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

Bedroom Four

13'7 x 10'11 (4.14m x 3.33m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes, desk and eave storage.

External

Wraparound laid to lawn gardens with mature shrubbery, bedding areas, paving, driveway, access to detached garage and outbuildings.



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