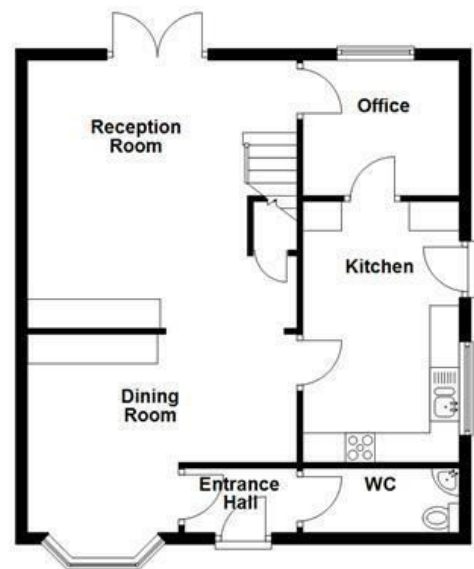
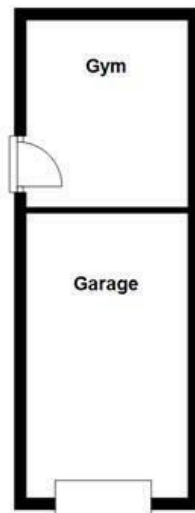



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

Woodfield Avenue, Accrington, BB5 2PJ

Offers Over £270,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Welcome to this outstanding detached house located on the serene Woodfield Avenue in Accrington. This remarkable property boasts an abundance of both indoor and outdoor space, making it an ideal family home for those seeking comfort and style.

As you approach the house, you will appreciate the off-road parking that accommodates multiple vehicles, ensuring convenience for you and your guests. The property is set within a quiet avenue, providing a peaceful environment for family life. The expansive garden space is perfect for outdoor activities, gardening, or simply enjoying the fresh air.

Inside, the home features three generously sized double bedrooms, offering ample room for relaxation and rest. The open plan living area is designed for modern living, creating a seamless flow between spaces that is perfect for entertaining or family gatherings. Additionally, there is a dedicated study, ideal for those who work from home or require a quiet space for reading and reflection.

One of the standout features of this property is the partially converted garage, which has been transformed into a versatile gym space. This unique addition allows for a healthy lifestyle without the need to leave the comfort of your home.

Woodfield Avenue, Accrington, BB5 2PJ

Offers Over £270,000

 3  1  2  D

- Tenure Leasehold
 - Off Road Parking
- Council Tax Band
 - Three Well Proportioned Bedrooms
 - Abundance Of Space
- EPC Rating D
 - Contemporary Fitted Kitchen And Four Piece Bathroom Suite
 - Partial Converted Garage And Gym Space

Ground Floor

Entrance

UPVC double glazed frosted door to entrance hall.

Entrance Hall

6'4 x 3'8 (1.93m x 1.12m)
Doors to dining room and WC.

WC

6'9 x 3'8 (2.06m x 1.12m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, integrated boiler, tiled elevation, meter cupboard and tiled floor.

Dining Room

15'2 x 11'10 (4.62m x 3.61m)
UPVC double glazed inset bay window, central heating radiator, coving, double sided cast iron Henley cast iron multi fuel burner with stone and slate hearth and surround, pendant lighting, solid oak floor, open to reception room and door to kitchen.

Kitchen

15'2 x 8'9 (4.62m x 2.67m)
UPVC double glazed window, central heating radiator, range of mixed gloss wall and base units, granite effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, four door Stoves range with seven ring gas hob, integrated extractor hood, integrated washing machine and dishwasher, space for American fridge freezer, under unit lighting, spotlights, tiled floor and UPVC double glazed frosted door to side.

Reception Room

15'2 x 15' (4.62m x 4.57m)
Central heating radiator, coving, television point, cast iron Henley double sided multi fuel burner with stone and slate hearth and surround, under stairs storage, solid oak floor, door to office and UPVC double glazed French doors to rear.

Office

8'9 x 7'7 (2.67m x 2.31m)
UPVC double glazed window, central heating radiator and solid oak floor.

First Floor

Landing

10'9 x 6'7 (3.28m x 2.01m)
Loft access, integrated storage, doors to three bedrooms and bathroom.

Bedroom One

14'2 x 11'11 (4.32m x 3.63m)
Two UPVC double glazed window, central heating radiator, television point, fitted wardrobe and shelving.

Bedroom Two

10'11 x 8'11 (3.33m x 2.72m)
UPVC double glazed window, central heating radiator and eave storage.

Bedroom Three

10'11 x 8'10 (3.33m x 2.69m)
UPVC double glazed window, central heating radiator and eave storage.

Bathroom

9'2 x 8'9 (2.79m x 2.67m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled panel bath with waterfall mixer tap, tiled elevation and tiled floor.

External

Rear

Enclosed garden with Indian stone paving, bedding area, rockery, access to gym and garage.

Gym

10'7 x 9'1 (3.23m x 2.77m)
Power, spotlights, wood effect lino and UPVC double glazed door.

Garage

15'10 x 9'1 (4.83m x 2.77m)
UPVC double glazed window, power, lighting, up and over garage door.

Front

Laid to lawn garden, bedding areas, mature shrubs and drive for off road parking.



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