



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

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Woodfield Avenue, Accrington, BB5 2PJ

£500,000

FULLY REFURBISHED FOUR BEDROOM DETACHED FAMILY HOME

Presenting Woodfield Avenue, Accrington, this impressive four-bedroom detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. Sold with no chain delay, this property boasts a generous plot, offering an abundance of outdoor space that is perfect for both relaxation and entertaining.

As you approach the property, you will be greeted by a large driveway that accommodates multiple vehicles, alongside a substantial garden at the rear and front of the house. The outdoor areas are ideal for children to play or for hosting summer gatherings.

Inside, the home features two well-proportioned living areas that are bright and inviting, complemented by a conservatory that floods the space with natural light. The contemporary kitchen is designed for practicality, and a separate utility room adds to the convenience of daily living. A downstairs shower room enhances the functionality of the ground floor.

Venturing upstairs, you will find four spacious bedrooms, each thoughtfully designed to provide comfort and privacy. The main bedroom is a standout feature, complete with an en-suite bathroom, while a family bathroom serves the remaining bedrooms. The large open landing adds to the sense of space and light throughout the first floor.

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£500,000

 4  2  2  C

- Impressive Detached Property
 - Two Reception Rooms
 - Off Road Parking
 - EPC Rating: C
- Four Double Bedrooms
 - Contemporary Fitted Kitchen
 - Tenure: Freehold
- Three Bathrooms
 - Gardens To Front And Rear
 - Council Tax Band: F

Ground Floor

Hall

15'7 x 6'6 (4.75m x 1.98m)
Composite double glazed frosted entrance door, central heating radiator, coving, storage cupboard, under stairs storage, stairs to first floor and doors to two reception rooms, kitchen and shower room.

Reception Room One

25'8 x 19'1 (7.82m x 5.82m)
Two UPVC double glazed windows, two central heating radiators, coving, spotlights, gas fire and double sliding doors to conservatory.

Conservatory

10'10 x 10'4 (3.30m x 3.15m)
UPVC double glazed windows, ceiling fan, polycarbonate roof, tiled floor and UPVC double glazed French doors to rear.

Reception Room Two

17'11 x 15' (5.46m x 4.57m)
Three UPVC double glazed windows and central heating radiator.

Kitchen

14'4 x 10'7 (4.37m x 3.23m)
UPVC double glazed window, central heating radiator, spotlights, wall and base units, marble effect worktops, tiled splash backs, composite sink with draining board and mixer tap, integrated Bosch oven and microwave in high rise unit, five burner gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, tile effect flooring and sliding door to utility room.

Utility Room

10'7 x 5'6 (3.23m x 1.68m)
UPVC double glazed window, wall and base units, marble effect worktops, composite sink with draining board and mixer tap, plumbing for washing machine, tile effect flooring and UPVC double glazed frosted door to rear.

Shower Room

7'6 x 5'4 (2.29m x 1.63m)
UPVC double glazed frosted window, central heated towel rail, coving, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower in enclosure, PVC panel ceiling, tiled elevation and tiled floor.

First Floor

Landing

18' x 12'6 (5.49m x 3.81m)
UPVC double glazed window, central heating radiator, smoke alarm, loft access, coving, storage cupboard and doors to four bedrooms and bathroom.

Bedroom One

14'11 x 14'8 (4.55m x 4.47m)
Two UPVC double glazed windows, central heating radiator, coving and door to en suite.

En Suite

10'10 x 5'5 (3.30m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head over, PVC panel ceiling, tiled elevation and lino flooring.

Bedroom Two

14'11 x 10'7 (4.55m x 3.23m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

14'3 x 11'11 (4.34m x 3.63m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Four

11'11 x 11' (3.63m x 3.35m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

8'1 x 7'10 (2.46m x 2.39m)
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with traditional taps, wood panel corner bath with traditional taps, direct feed shower in enclosure, extractor fan, wood clad ceiling, tiled elevation and lino flooring.

External

Front

Laid to lawn garden and drive.

Rear

Laid to lawn garden, decking, paving and bedding areas.

