

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

Woodview Drive, Accrington, BB5 0FS

Offers Over £245,000

A FANTASTIC THREE BEDROOM DETACHED FAMILY HOME

Located on the desirable Woodview Drive, this charming three-bedroom detached house presents an excellent opportunity for families seeking a comfortable and modern living space. The property boasts a spacious lounge, perfect for relaxation and entertaining, alongside a contemporary kitchen diner that is ideal for family meals and gatherings.

Each of the three generously sized bedrooms offers ample space for rest and personalisation, ensuring that everyone in the family has their own sanctuary. The family bathroom is well-appointed, and there is the added convenience of a downstairs WC, making this home practical for everyday living.

The exterior of the property features a lovely garden laid to lawn, providing a delightful outdoor space for children to play or for hosting summer barbecues. Additionally, the detached garage offers valuable storage or parking options.

This home is ready to move into, allowing you to settle in without delay. Its location is particularly advantageous, being in close proximity to local schools, making it an ideal choice for families with children. With its combination of space, modern amenities, and a welcoming atmosphere, this property on Woodview Drive is a fantastic family home that should not be missed.

Woodview Drive, Accrington, BB5 OFS

Offers Over £245,000



- Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating B
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hallway

6'1 x 3'5 (1.85m x 1.04m)

Composite front entrance door, UPVC double glazed window, central heating radiator and doors to WC and reception room.

WC

5'3 x 2'11 (1.60m x 0.89m)

Central heating radiator, dual flush WC, pedestal wash basin, extractor fan and tiled flooring.

Reception Room

14'8 x 11'11 (4.47m x 3.63m)

UPVC double glazed window, central heating radiator, television point, smoke alarm, tiled flooring, stairs to the first floor, understairs storage and door to the kitchen.

Kitchen

14'8 x 9'6 (4.47m x 2.90m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer and dryer, spotlights, smoke alarm, tiled flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

9'11 x 6' (3.02m x 1.83m)

Central heating radiator, smoke alarm, loft access and doors to three bedrooms and bathroom.

Bedroom One

13' x 8'3 (3.96m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'2 x 8'3 (3.40m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'2 x 6'2 (2.49m x 1.88m)

UPVC double glazed window and central heating radiator.

Bathroom

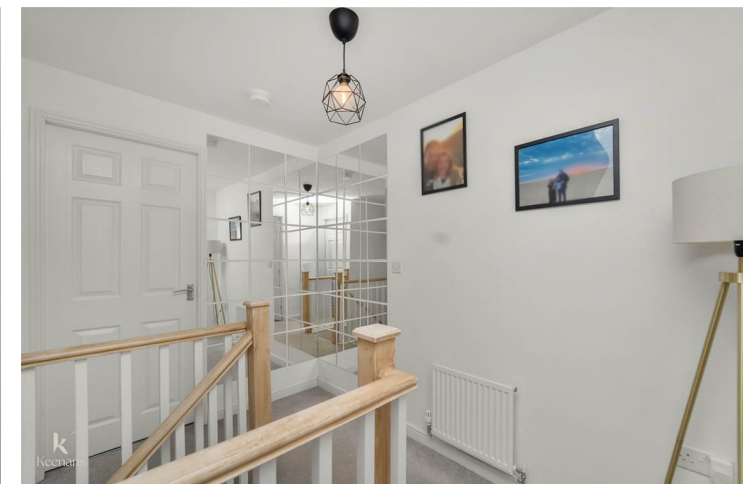
6'2 x 6'2 (1.88m x 1.88m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations and lino flooring.

External

Rear

Enclosed laid to lawn garden with stone paving.



Tel: 01254389384

www.keenans-estateagents.co.uk