



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(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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Trawden Close, Accrington, BB5 2LQ

Offers Over £189,950

CHARMING THREE BEDROOM SEMI DETACHED HOME

Presenting Trawden Close, Accrington, this spacious semi-detached house offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The convenience of a driveway and garage provides ample off-road parking, ensuring that you will never have to worry about finding a spot.

The low-maintenance rear garden is a wonderful feature, allowing you to enjoy outdoor space without the burden of extensive upkeep. Inside, the modern kitchen seamlessly opens into a dining room, creating a perfect setting for entertaining guests or enjoying family meals. The property also boasts two inviting reception rooms, providing plenty of space for relaxation and socialising.

On the first floor, you will find a well-appointed shower room, adding to the practicality of this lovely home. The location is particularly advantageous, being in close proximity to Hollins

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- Tenure Leasehold
- Council Tax Band A
- EPC Rating C
- Off Road Parking
- Viewing Essential
- Ideal Family Home
- Newly Fitted Kitchen With New Combi Boiler
- Ample Garden Space
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed part frosted door to hall.

Hall

15'6 x 6'11 (4.72m x 2.11m)

Wood effect laminate flooring, central heating radiator, under stairs storage, stairs to first floor, doors to two reception rooms and kitchen.

Reception Room One

10' x 9'6 (3.05m x 2.90m)

UPVC double glazed window and central heating radiator.

Kitchen

11'6 x 8'6 (3.51m x 2.59m)

UPVC double glazed window, central heating radiator, range of wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, double oven in a high rise unit, four ring gas hob, glass splash back, extractor hood, partial marble effect splash back, plumbed for washing machine, space for fridge freezer, PVC to ceiling, wood effect laminate flooring and open to dining room.

Dining Room

11'1 x 5'10 (3.38m x 1.78m)

UPVC double glazed window, UPVC double glazed frosted door to rear, spotlights and wood effect laminate flooring.

Reception Room Two

12'1 x 11'7 (3.68m x 3.53m)

Hard wood French doors to rear, coving, central heating radiator and open gas fire.

First Floor

Landing

9'6 x 6'8 (2.90m x 2.03m)

UPVC double glazed window, coving, smoke alarm, doors to three bedrooms and shower room.

Bedroom One

12'5 x 11'10 (3.78m x 3.61m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

11'2 x 10'11 (3.40m x 3.33m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

9'5 x 8'5 (2.87m x 2.57m)

UPVC double glazed window, central heating radiator and storage.

Shower Room

7' x 5'6 (2.13m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, enclosed direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, spotlights and wood effect laminate flooring.

External

Rear

Enclosed paved garden, slate chippings, mature shrubbery and hedges.

Front

Laid to lawn garden, driveway, bedding areas, hedges and access to garage.

Agents Notes

New combi boiler, new kitchen and electrics and fibre connection.



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