



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	

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Thwaites Road, Accrington, BB5 4QT

£240,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Situated within one of Oswaldtwistle's most sought-after residential locations, this exceptional three-bedroom semi-detached family home offers an impressive blend of contemporary living space, generous accommodation and beautifully maintained outdoor areas. Having been thoughtfully enhanced by the current owners, the property boasts a substantial double-storey extension and loft conversion, creating a versatile and spacious home perfectly suited to modern family life.

The heart of the home is the stunning open-plan living area, providing an ideal space for both everyday living and entertaining. Complemented by a stylish contemporary fitted kitchen, the property offers a seamless flow of light-filled accommodation designed with comfort and practicality in mind.

Across three floors, the home provides well-proportioned bedrooms and flexible living space, ensuring ample room for growing families. Externally, the property continues to impress with beautifully maintained gardens that offer a wonderful setting for relaxation and outdoor enjoyment. An enviable garage provides excellent storage, workshop potential or secure parking.

Presented to an exceptional standard throughout, this move-in ready home requires no work and offers the perfect opportunity for buyers seeking a property with both character and modern

Thwaites Road, Accrington, BB5 4QT

£240,000



- Three Bedroom Semi Detached Home
- Contemporary Fitted Kitchen
- Off Road Parking
- Tenure - Freehold
- Double Storey Extension And Loft Conversion
- Beautifully Maintained Gardens
- EPC Rating - C
- Stunning Open Plan Living Space
- Exceptional Finish Throughout
- Council Tax Band - C

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

14 x 5'9 (4.27m x 1.75m)

Central heating radiator, smoke alarm, understairs storage, oak single glazed doors to reception room and kitchen, stairs to first floor.

Reception Room One

23'6 x 13'11 (7.16m x 4.24m)

UPVC double glazed window, central heating radiator, open coal gas fire with tile hearth and surround, television point, partial hardwood parquet flooring, UPVC double glazed French doors to rear.

Kitchen

12'1 x 8'10 (3.68m x 2.69m)

UPVC double glazed window, central heating radiator, range of wood effect panel wall and base units, granite effect surfaces, tiled splashbacks, composite one and a half sink and drainer with mixer tap, space for double electric oven with four ring electric hob, integrated extractor hood, space for fridge freezer, spotlights, tile effect vinyl flooring, hardwood single glazed frosted door to utility room.

Utility Room

6'8 x 4'3 (2.03m x 1.30m)

UPVC double glazed frosted window, panelled wall and base units, plumbing for washing machine, overhead electric heater, tiled effect vinyl flooring, UPVC double glazed frosted door to rear.

First Floor

Landing

7'9 x 6'6 (2.36m x 1.98m)

UPVC double glazed window, smoke alarm, doors to three bedrooms, bathroom and WC.

Bedroom One

13'10 x 12'3 (4.22m x 3.73m)

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

Bedroom Two

12'3 x 9'5 (3.73m x 2.87m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'10 x 10'1 (3.30m x 3.07m)

UPVC double glazed window, central heating radiator, partial wood effect laminate flooring, stairs to second floor.

Bathroom

13'1 x 7'9 (3.99m x 2.36m)

Two UPVC double glazed frosted windows, central heating radiator, four piece suite comprising of roll top bath with rinse head and mixer tap, vanity top wash basin with waterfall mixer tap, dual flush WC, double electric feed shower enclosure, tiled elevations, spotlights, loft access, wood effect laminate flooring.

Second Floor

Loft Room

20'4 x 11'4 (6.20m x 3.45m)

Two Velux windows, central heating radiator, spotlights, storage, hardwood flooring.

External

Front

Laid to lawn garden with bedding areas, decking, paving areas, off road parking.

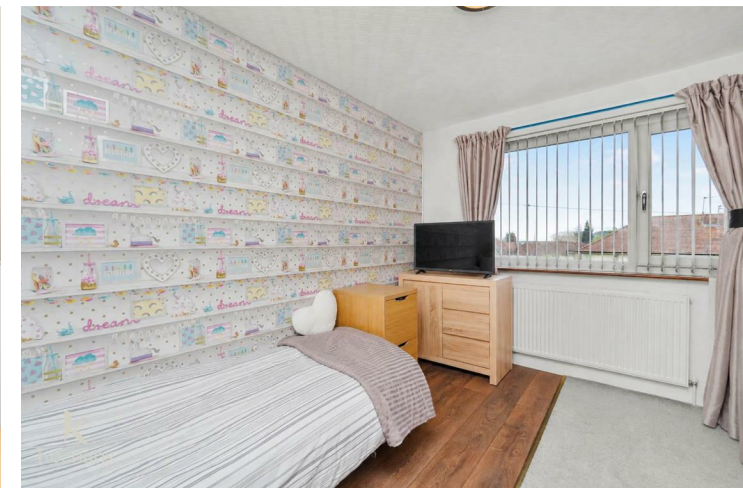
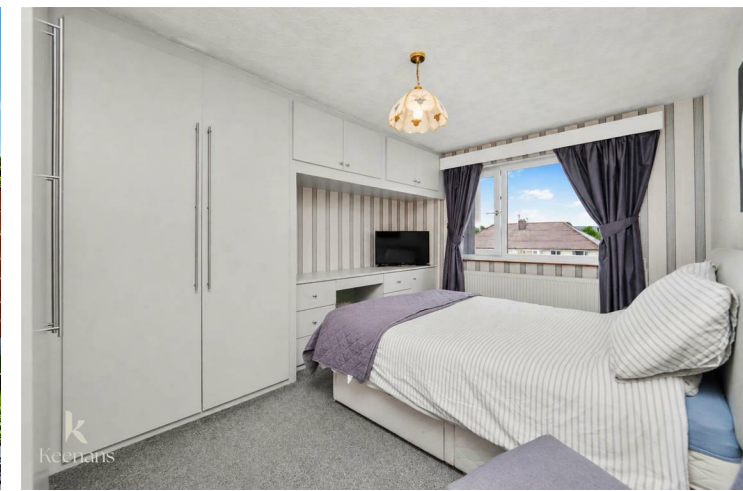
Rear

Laid to lawn garden with bedding, decking, mature shrubbery, access to garage.

Garage

20'8 x 9'6 (6.30m x 2.90m)

Two UPVC double glazed windows, power lighting, decking, up and over garage door.



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