



Blossom Avenue, Accrington, BB5 0FD

£250,000

Extended detached house in popular location. 3 reception rooms plus kitchen & utility room, bathroom, en suite & WC plus 4 well proportioned bedrooms. Gardens plus driveway parking with garage converted to internal & external stores. Ready to move in with flooring & blinds included as fitted.



7 Blossom Avenue, Oswaldtwistle, Accrington, BB5 0FD

We are delighted to offer for sale this extended detached house located in a popular area with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing plus solar panels*. There is a modern style kitchen and utility room plus bathroom, en suite and WC. Items of note include an alarm, gas fire and surround to lounge, French doors to the rear and fitted wardrobes to the master bedroom. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, conservatory, kitchen, utility room and WC. The rear half of the garage has been converted to a store accessible from the hall. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from gardens to the front and rear with patio, lawns and mature planting. There is driveway parking to the front leading to a reduced length garage with up and over door.

Tenure - Freehold

Council Tax - Band D

Solar Panels - We are informed by the vendor that the solar panels are leased until 2035 with no rent. Power generated by the panels is used first by the property free of charge and any surplus electricity is sold to the National Grid by a 3rd party.

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring.

Lounge 14'2" x 11'4" (4.33m x 3.46m)

Having gas fire and surround plus laminate flooring.

Dining Room 10'9"(max) x 8'7"(max) (3.29m(max) x 2.64m(max))

Having a walk in bay window, laminate flooring and blinds.

Conservatory 14'4"(max) x 11'9"(max) (4.38m(max) x 3.59m(max))

With floor tiling and blinds. French doors leading to the rear garden.

Kitchen 10'6" x 8'9" (3.21m x 2.69m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood and dishwasher plus 1.5 sink and mixer tap. With Amtico flooring.

Utility Room 5'8" x 4'11" (1.75m x 1.51m)

With fitted units, laminate worktops and tiling.

WC 5'9" x 2'9" (1.76m x 0.86m)

With wall tiling and Amtico flooring.

FIRST FLOOR

Landing

With fitted flooring. Access to store.

Bedroom 1 11'3" x 9'5" (3.43m x 2.88m)

With fitted wardrobes, laminate flooring and blinds.

En Suite 10'3" x 2'5" (3.14m x 0.76m)

With tiling, chrome ladder radiator and Amtico flooring.

Bedroom 2 11'3" x 8'1" (3.43m x 2.47m)

With laminate flooring and blinds.

Bedroom 3 11'5" x 6'3" (3.50m x 1.93m)

With laminate flooring and blinds.

Bedroom 4 9'6"(max) x 8'11"(max) (2.92m(max) x 2.72m(max))

With laminate flooring and blinds.

Bathroom 6'1" x 5'6" (1.86m x 1.68m)

With shower and curtain to bath, chrome ladder radiator and tiling.

EXTERNAL

The property benefits from gardens to the front and rear with patio, lawns and mature planting. There is driveway parking to the front leading to a reduced length garage with up and over door.





