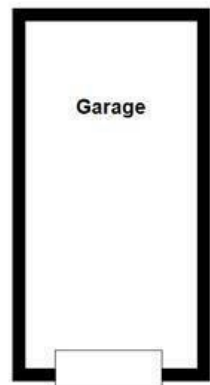
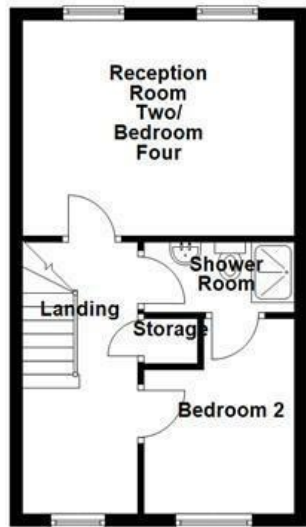


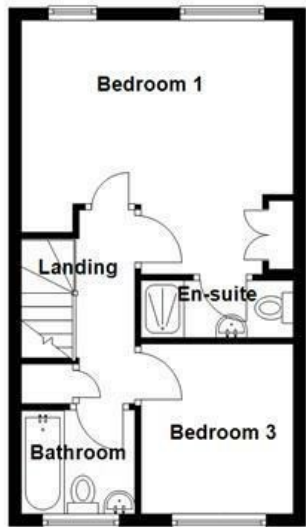
Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          |           | <b>89</b>                                                                           |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (69-80) <b>C</b>                            | <b>77</b> |                                                                                     |
| (55-68) <b>D</b>                            |           |                                                                                     |
| (39-54) <b>E</b>                            |           |                                                                                     |
| (21-38) <b>F</b>                            |           |                                                                                     |
| (1-20) <b>G</b>                             |           |                                                                                     |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Sweet Briar Close, Accrington, BB5 5LZ

### £225,000

A FANTASTIC FOUR BEDROOM TOWNHOUSE

Welcome to this stunning four-bedroom townhouse located in the desirable Sweet Briar Close, Clayton Le Moors, Accrington. This contemporary home is perfect for families seeking a stylish and comfortable living space.

As you enter the ground floor, you are greeted by an open-plan kitchen and living area that boasts a modern design, ideal for both entertaining and everyday family life. The bright French doors lead you out to a beautifully landscaped garden, providing a serene outdoor space for relaxation and play. Additionally, a separate utility room adds convenience to your daily routines, while a garage at the rear offers secure parking.

The first floor features a versatile bedroom that can easily serve as a living area or guest room, along with a well-appointed shower room. This flexibility makes it perfect for accommodating guests or creating a private retreat.

On the second floor, you will find two further bedrooms, including a spacious master suite complete with an en-suite shower room. A family bathroom on this level ensures that all your needs

# Sweet Briar Close, Accrington, BB5 5LZ

£225,000

4  null  null  C

- Four Bedroom Townhouse
  - Situated Over Three Floors
  - Main Bedroom With En Suite
  - Council Tax Band C
- Tenure leasehold
  - Contemporary Fitted Kitchen
  - Family Bathroom And Separate Shower Room
- Off Road Parking Available With Garage
  - EPC Rating C
  - Landscaped Garden

## Ground Floor

### Entrance

Hardwood partial frosted front door to hallway.

### Hallway

12'3 x 9'4 (3.73m x 2.84m)

UPVC double glazed window, central heating radiator, smoke alarm, doors to reception room/kitchen and utility room and stairs to first floor.

### Reception Room/Kitchen

23'5 x 14'7 (7.14m x 4.45m)

UPVC double glazed window, two central heating radiators, panelled base and wall units, granite effect work surfaces, stainless steel one and half sink with mixer tap and draining board, integrated double electric oven, four ring gas hob, extractor unit, tiled splashback, integrated fridge freezer, plumbing for dishwasher, spotlights, television point, partial wood effect lino flooring, UPVC double glazed French doors to the rear.

### Utility

5'10 x 3'3 (1.78m x 0.99m)

UPVC double glazed frosted window, extractor fan, plumbing for washing machine and tiled flooring.

## First Floor

### Landing

14'9x6'2 (4.50mx1.88m)

UPVC double glazed window, central heating radiator, smoke alarm, doors leading to Reception Room 2/Bedroom 5, Bedroom Two and Shower Room and stairs leading to Second Floor.

### Reception Room 2/Bedroom Four

14'2x11'4 (4.32mx3.45m)

2 UPVC double glazed windows, central heating radiator, electric fire.

### Bedroom Two

11'2 x 8'0 (3.40m x 2.44m)

UPVC double glazed window, central heating radiator and door to shower room.

## Shower Room

7'3x3'9 (2.21mx1.14m)

Central heating radiator, three piece bathroom suite comprising of dual flush WC, pedestal basin with mixer tap, enclosed shower with direct feed shower and rinse head, part tiled elevations, extractor fan, spotlights and wood effect tile flooring.

## Second Floor

### Landing

10'0 x 6'0 (3.05m x 1.83m)

Loft access, smoke alarm, doors to three bedrooms and bathroom.

### Bedroom One

14'7 x 13'10 (4.45m x 4.22m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobe and door to en-suite.

### En-Suite

8'1 x 3'0 (2.46m x 0.91m)

Central heating radiator, three piece bathroom suite comprising of dual flush w/c, pedestal basin with mixer tap, enclosed shower with direct feed shower and rinse head, partial tiled elevations, extractor fan, spotlights and wood effect tiled flooring.

### Bathroom

6'1 x 5'8 (1.85m x 1.73m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal basin with mixer tap, panel bath with mixer tap, partial tiled elevations, extractor fan, spotlights and tiled flooring.

## External

### Front

Stone paving and stone chips.

### Rear Garden

Enclosed garden area with Indian stone paving, artificial grass and stone chips.



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