



## Whalley Road, Accrington, BB5 5AD

£1,995 Per Month

AN IMMACULATE DETACHED FAMILY HOME

Presented and updated beautifully throughout with an abundance of indoor and outdoor space, neutral decoration and three bathrooms, this idyllic four double bedroom detached family home is being proudly welcomed to the rental market in the location of Accrington. With stunning original features, stylish decoration and added off road parking, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, modern kitchen, dining room, study and WC, as well as staircase to the first floor and lower ground floor. The main reception room guides you through to a conservatory. The lower ground floor houses a utility room, gym, bar, playroom and three storage rooms. The first floor comprises of doors on to four double bedrooms and a five piece family bathroom. Both the main and second bedrooms benefit from en suite bathrooms. Externally there are wrap around gardens with patio and bedding areas and off road parking.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		39	
(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.

# Whalley Road, Accrington, BB5 5AD

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- Detached Property
- Four Reception Rooms
- Three Modern Bathrooms
- EPC Rating E / Council Tax Band G

## Ground Floor

### Porch

6'06 x 4'06 (1.98m x 1.37m )

Cornice coving, tiled floor, spotlights, hardwood single glazed doors to hall.

### Hall

29'02 x 23'01 (8.89m x 7.04m)

Two central heating radiators, coving, ceiling rose, smoke alarm, spotlights, dado railing, tiled floor, doors to two reception rooms, dining room, WC, study, stairs to the first floor and to the lower ground floor, hardwood door to side, UPVC double glazed frosted door to rear.

### Reception Room One

19'10 x 15'03 (6.05m x 4.65m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, television point, gas fire, UPVC double glazed door to conservatory.

### Conservatory

13'10 x 12'05 (4.22m x 3.78m )

UPVC double glazed windows, central heating radiator, polycarbonate roof, tiled floor, UPVC double glazed patio doors to side of property.

### Reception Room Two

19'08 x 15'03 (5.99m x 4.65m)

UPVC double glazed window, UPVC double glazed bay window, central heating radiator, coving, ceiling rose, television point, gas fire.

### Kitchen

15'03 x 16'04 (4.65m x 4.98m)

UPVC double glazed window, central heating radiator, range of black wall and base units, granite effect surfaces, tiled splash backs, stainless steel sink with drainer and mixer taps, space for oven, integrated extractor hood, space for fridge/freezer, under unit lighting, television point, marble tiled floor.

### Dining Room

15'03 x 11'11 (4.65m x 3.63m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, television point, tiled floor.

## WC

5'05 x 3'11 (1.65m x 1.19m )

Central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, marble elevations, marble tiled floor.

## Study

13'03 x 12'10 (4.04m x 3.91m )

UPVC double glazed window, central heating radiator, television point.

## Lower Ground Floor

### Hall

14'09 x 7'09 (4.50m x 2.36m)

Door to utility room, gym, playroom, bar, three store rooms.

## Utility Room

14'04 x 7'06 (4.37m x 2.29m )

White base units, stainless steel sink with drainer and mixer tap, Belfast sink, plumbing for washing machine, door to boiler room.

## Boiler Room

14'04 x 7'09 (4.37m x 2.36m )

Boiler.

## Gym

14'02 x 7'09 (4.32m x 2.36m)

UPVC double glazed window, central heating radiator.

## Bar

14'09 x 14'01 (4.50m x 4.29m )

Central heating radiator, integrated bar, feature wall lights, wood effect floor.

## Play Room

15'06 x 15'05 (4.72m x 4.70m )

UPVC double glazed window, central heating radiator, wood effect floor.

## Store Room

5'10 x 9'08 (1.78m x 2.95m )

Wood effect floor.

## First Floor

## Landing

23'01 x 6'05 (7.04m x 1.96m )

UPVC double glazed window, central heating radiator, coving, corbel coving, spotlights, doors to four bedrooms and bathroom.

## Bedroom One

15'03 x 16'02 (4.65m x 4.93m )

Two UPVC double glazed windows, central heating radiator, spotlights, television point, gas fire and door to en suite.

## En Suite

9'09 x 7'04 (2.97m x 2.24m )

Chrome heated towel rail, panel bath with jets and mixer tap, double electric feed enclosed shower, dual flush WC, bidet, pedestal wash basin with mixer tap, tiled elevations, spotlights, television point.

## Bedroom Two

15'03 x 11'11 (4.65m x 3.63m )

UPVC double glazed window, central heating radiator, spotlights, loft hatch, television point, door to en suite and walk-in-wardrobe.

## En Suite

7'04 x 4'01 (2.24m x 1.24m)

UPVC double glazed frosted window, central heating radiator, direct feed rainfall shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, tiled floor.

## Walk-In-Wardrobe

4'01 x 7'05 (1.24m x 2.26m)

## Bedroom Three

16'03 x 15'03 (4.95m x 4.65m)

Two UPVC double glazed windows, central heating radiator, coving, feature wall lights.

## Bedroom Four

15'03 x 16'05 (4.65m x 5.00m )

UPVC double glazed window, central heating radiator, spotlights.

## Bathroom

9'11 x 6'05 (3.02m x 1.96m )

UPVC double glazed frosted window, central heating towel rail, pull flush WC, bidet, roll top claw-foot bath with mixer tap, direct feed enclosed rainfall shower, pedestal wash basin



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