



## 17 Dent Dale

Accrington, Accrington

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Family Home
- Double Garage
- Southerly Facing Garden
- Immaculate Condition
- Three Reception Rooms
- Large Driveway
- Utility Room
- Four Bedrooms



### Ground Floor

Step into a welcoming entrance hall that immediately sets the tone for the rest of the home, with a calm, contemporary finish and a natural flow into the main living spaces. To the front, the living room offers a comfortable and inviting setting, centred around a feature media wall and bathed in natural light from the bay window. It is a space that feels both cosy and refined, ideal for relaxed evenings or hosting guests. To the rear, the heart of the home unfolds into a beautifully designed kitchen and breakfast room, featuring underfloor heating, boiling water tap and integrated appliances. The layout opens seamlessly into a bright orangery style dining area, where garden views and natural light create a lovely setting for family meals or entertaining. A separate dining room provides flexibility for more formal occasions or could easily serve as an additional sitting room or playroom. A useful utility room sits just off the kitchen,

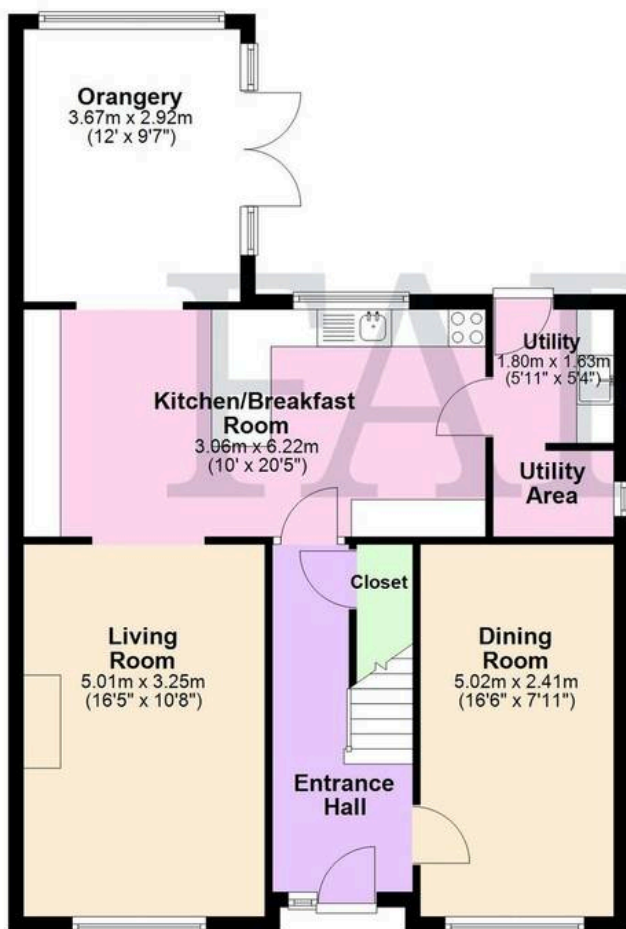
### First Floor

Upstairs, the sense of space continues with four well proportioned bedrooms arranged around a central landing. The principal bedroom is a peaceful retreat, complete with its own en suite shower room and plenty of space for wardrobes and furnishings. The remaining three bedrooms are all generously sized, making them ideal for family living, guests, or even additional workspace if needed. Each room benefits from a pleasant outlook and a bright, airy feel. A modern family bathroom serves the additional bedrooms, thoughtfully designed with both style and practicality in mind.

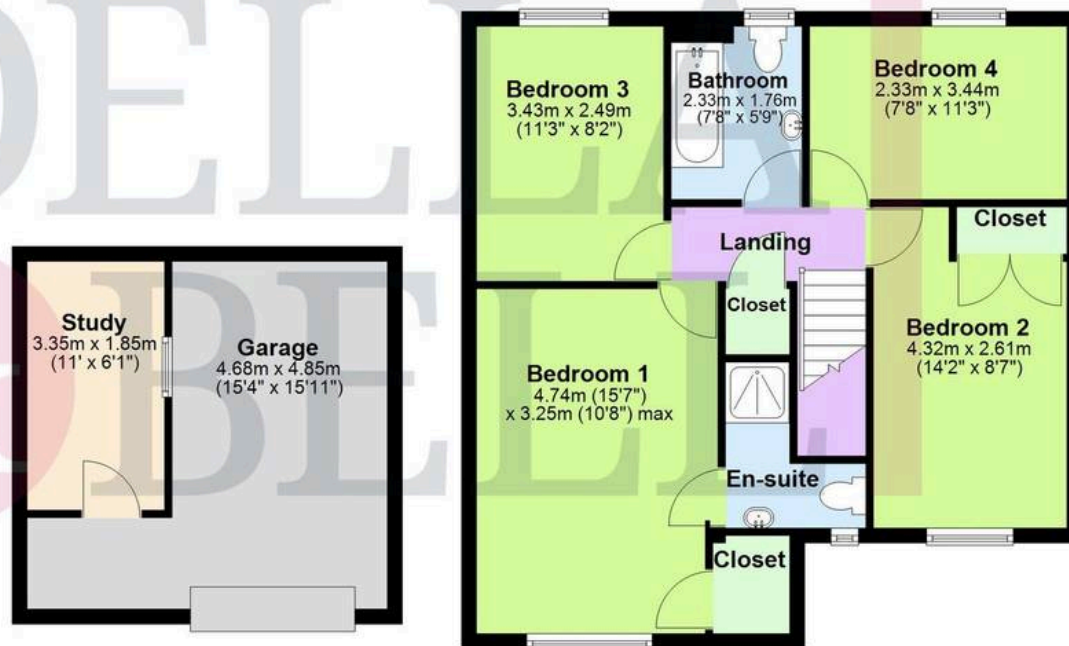




### Ground Floor



### First Floor



Total area: approx. 158.0 sq. metres (1700.4 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)  
Plan produced using PlanUp.



### External

Outside, the property continues to impress. The rear garden offers a wonderful balance of lawn and patio, creating distinct areas for relaxing, dining, and play. It is a space that can be enjoyed throughout the seasons, whether hosting summer gatherings or simply unwinding in the sunshine. A standout feature is the detached double garage, which has been cleverly adapted for use as a gym and a separate home office. This adds a valuable layer of flexibility, perfect for modern lifestyles where working from home and wellbeing are a priority. To the front, a driveway provides off road parking and leads to the garage, while mature planting and hedging give the home a sense of privacy and kerb appeal. This is a home that combines space, versatility, and thoughtful design, offering a lifestyle that is both practical and aspirational.





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