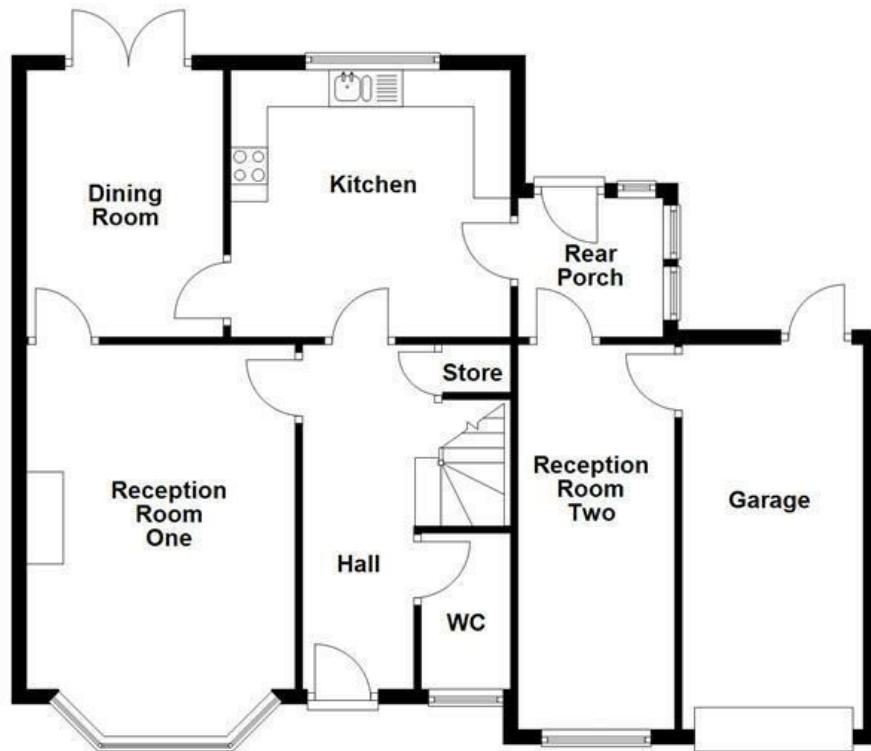
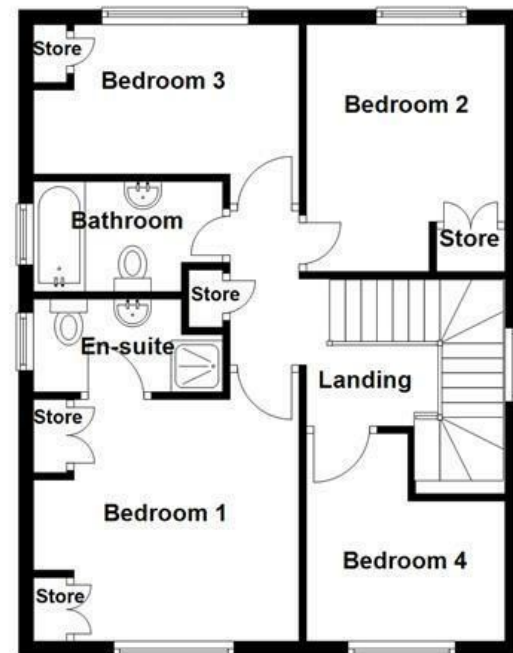



Ground Floor
Approx. 85.0 sq. metres (915.3 sq. feet)



First Floor
Approx. 53.7 sq. metres (577.9 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 49 | |
| (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.

Aspen Fold, Accrington, BB5 4PH

Offers Over £320,000

EXQUISITE FOUR BEDROOM DETACHED FAMILY HOME

Welcome to Aspen Fold, Oswaldtwistle, this impressive four-bedroom detached house offers a perfect blend of space, comfort, and modern living. Set on a large plot, the property boasts a stunning garden that provides an ideal outdoor retreat for families and garden enthusiasts alike. The driveway and garage add convenience, ensuring ample parking for residents and guests.

Upon entering, you will find a welcoming atmosphere that is both deceptively spacious and thoughtfully designed. The modern kitchen is a highlight, featuring contemporary fittings that make cooking a delight. Adjacent to the kitchen, the dining room offers a perfect setting for family meals and entertaining friends. The rear porch leads seamlessly to the garden, allowing for easy access to outdoor living.

The property comprises four generously sized bedrooms, providing plenty of room for family members or guests. The family bathroom is well-appointed, while the modern shower room and en suite add a touch of luxury to the master bedroom. Additionally, a convenient downstairs WC enhances the practicality of this fantastic family home.

Located close to local schools and the bustling Oswaldtwistle town centre, this property benefits from excellent transport links, making it an ideal choice for families and commuters alike. With its spacious layout and modern amenities, this home is sure to impress those seeking a comfortable and stylish living environment. Don't miss the opportunity to make this delightful property your own.

Aspen Fold, Accrington, BB5 4PH

Offers Over £320,000

4 2 3 E

- Four Bedroom Detached Family Home
- En Suite Shower Room And Family Bathroom
- Off Road Parking
- Tenure - Freehold
- Modern Fitted Kitchen
- Stunning Rear Garden Space
- EPC Rating - E
- Spacious Dining And Living Areas
- Sought After Aspen Fold Location
- Council Tax Band - D

Ground Floor

Entrance

Composite frosted leaded door to hall.

Hall

15'6 x 9'1 (4.72m x 2.77m)

Central heating radiator, coving, smoke alarm, doors to kitchen, reception room one and WC, solid wood flooring, stairs to first floor.

WC

6'11 x 4 (2.11m x 1.22m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, dado rail, part tile elevations, wood effect lino.

Reception Room One

17'11 x 12 (5.46m x 3.66m)

UPVC double glazed bay window, central heating radiator, gas fire with mantle, coving, feature wall lights, door to dining room.

Dining Room

11'11 x 8'9 (3.63m x 2.67m)

Central heating radiator, coving, UPVC French door to rear, door to kitchen.

Kitchen

12'6 x 10'10 (3.81m x 3.30m)

UPVC double glazed window, central heating radiator, matte wall and base units, granite effect surfaces, stainless steel one and a half sink and drainer with mixer tap, four ring induction hob, double oven, extractor unit, integrated fridge freezer and dishwasher, integrated washing machine, spotlights, solid wood flooring, hardwood frosted door to rear porch.

Rear Porch

6'6 x 6'2 (1.98m x 1.88m)

Three UPVC double glazed windows, poly carbon roof, central heating radiator, solid wood flooring, door to reception room two.

Reception Room Two

16'11 x 7 (5.16m x 2.13m)

Hardwood double glazed window, UPVC double glazed window, two central heating radiators, loft access, spotlights, coving, wood effect laminate flooring, door to garage.

Garage

17'2 x 8'7 (5.23m x 2.62m)

Baxi boiler, dryer, space for fridge freezer, wood effect laminate flooring, UPVC frosted door to rear.

First Floor

Landing

12'6 x 8'10 (3.81m x 2.69m)

UPVC frosted leaded window, coving, smoke alarm, loft access, doors to four bedrooms, bathroom and storage.

Bedroom One

11'10 x 10'9 (3.61m x 3.28m)

UPVC double glazed leaded window, central heating radiator, coving, fitted wardrobes, door to en suite.

En Suite

8'5 x 4'9 (2.57m x 1.45m)

UPVC frosted leaded window, chrome heated towel rail, dual flush WC, pedestal washbasin with traditional taps, enclosed direct feed shower, PVC ceiling, spotlights, tiled elevations, wood effect laminate flooring.

Bedroom Two

11'1 x 9'2 (3.38m x 2.79m)

UPVC double glazed window, central heating radiator, fitted wardrobe with dressing table and storage.

Bedroom Three

11'9 x 7'11 (3.58m x 2.41m)

UPVC double glazed window, central heating radiator, fitted wardrobe and above bed storage, wood effect laminate flooring.

Bedroom Four

9'4 x 8'10 (2.84m x 2.69m)

UPVC double glazed leaded window, central heating radiator, wood effect laminate flooring.

Bathroom

8'5 x 5'5 (2.57m x 1.65m)

UPVC frosted leaded window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panelled bath with mixer tap and rinse head, extractor fan, tiled elevations, lino flooring.

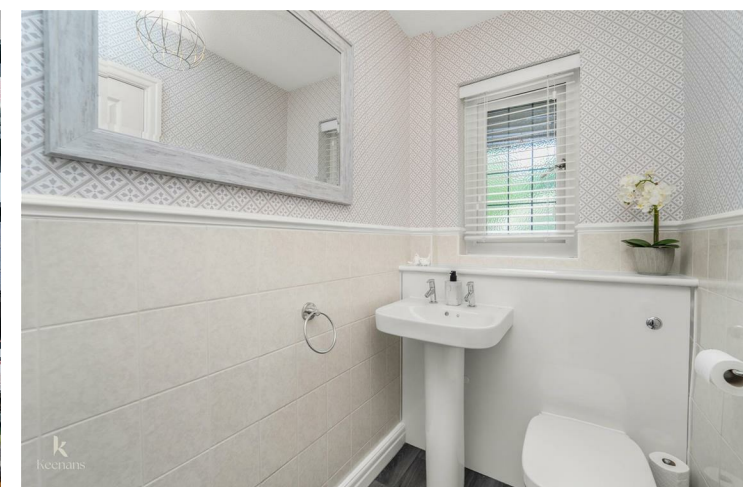
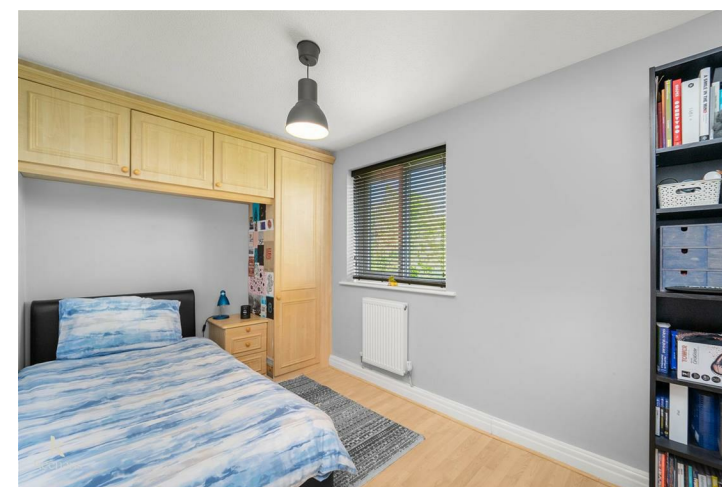
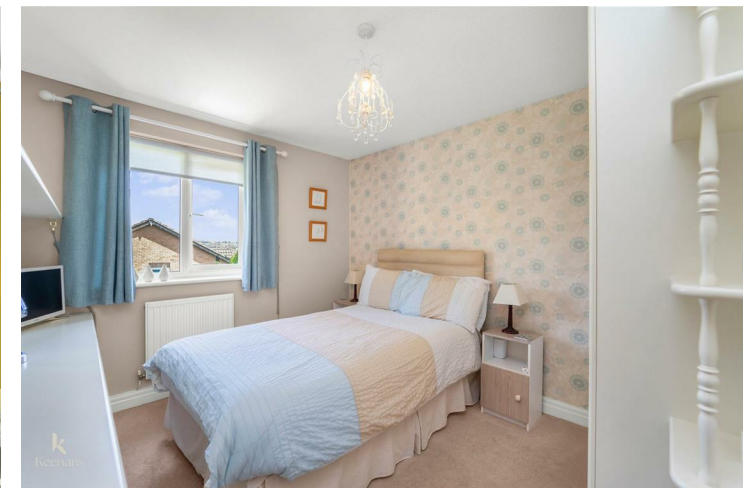
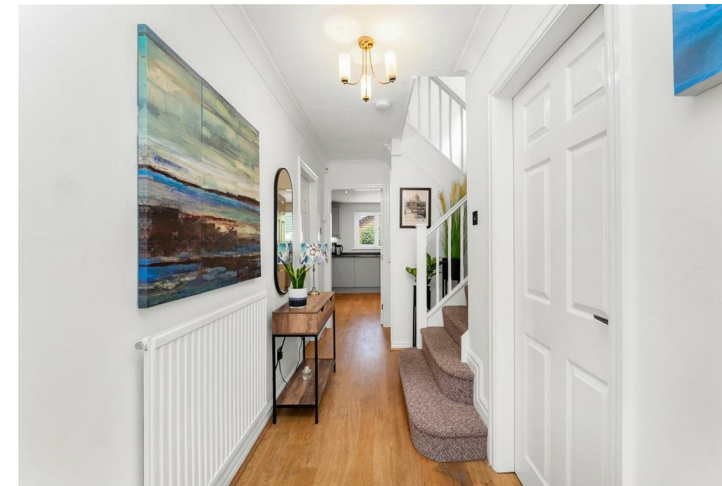
External

Rear

Enclosed, decking area, stone chippings, laid to lawn garden, stone flagging areas and mature shrubbery.

Front

Driveway, laid to lawn garden, hedges, block paved pathway, stone chippings.



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