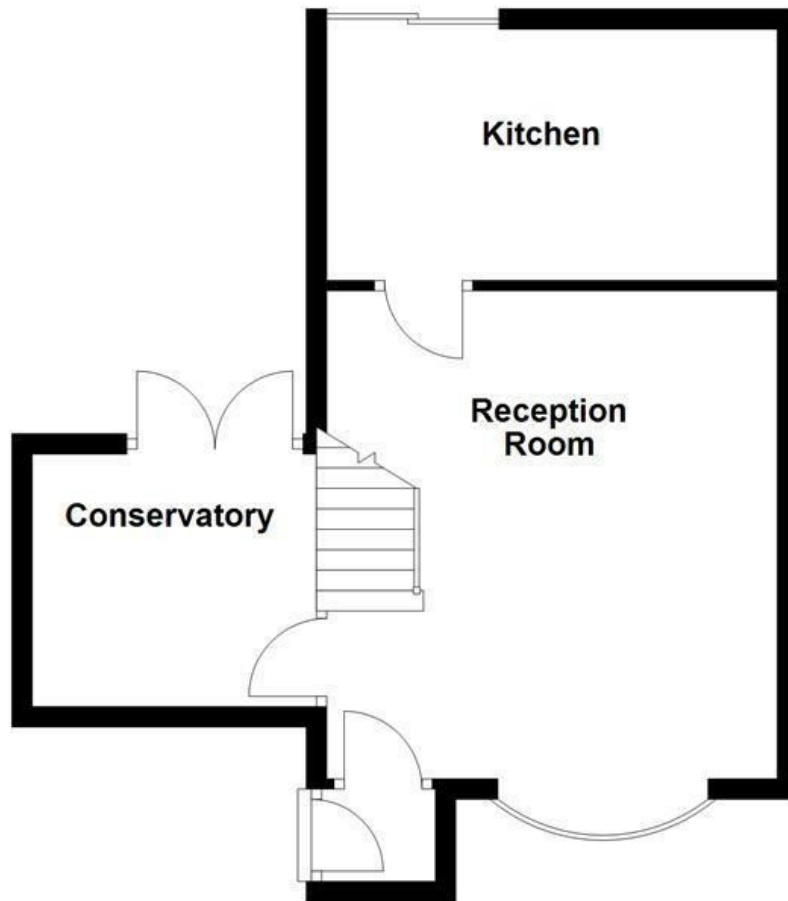
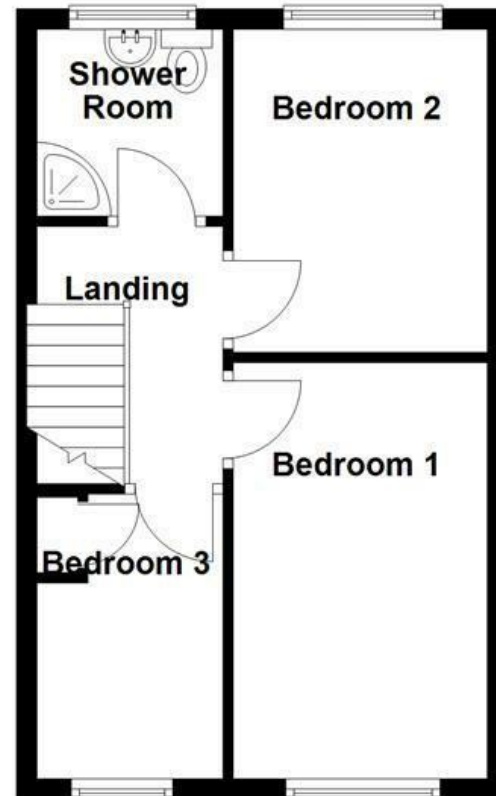



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Shap Close, Accrington, BB5 2TL

### Offers Over £220,000

AN IMPRESSIVE THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this beautiful three-bedroom semi-detached home located on Shap Close in Accrington. This delightful property is perfect for families seeking a comfortable and stylish home in a highly desirable area.

As you enter, you will be greeted by a spacious lounge that offers a warm and inviting atmosphere, ideal for relaxation and entertaining. The stunning kitchen is a true highlight, featuring modern fitted appliances that make cooking a pleasure. Adjacent to the kitchen, the bright conservatory provides an excellent space for enjoying the garden views and natural light throughout the day.

The first floor boasts three generously sized bedrooms, each offering ample space for personalisation and comfort. The modern shower room on the first floor adds convenience for family living, ensuring that daily routines are effortless.

The low-maintenance rear garden is a fantastic feature, complete with a bar, making it an excellent spot for outdoor gatherings and leisure activities. The tasteful and stylish neutral decor throughout the home means it is ready for you to move in without the need for any immediate renovations.

Situated in a fantastic location, this property is conveniently close to local schools, making it an ideal choice for families. With its combination of modern amenities, spacious living areas, and a lovely garden, this house is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss your chance to make this great family home your own.



# Shap Close, Accrington, BB5 2TL

## Offers Over £220,000

 3  1  2  D

- Three Generously Sized Bedrooms
- Council Tax Band B
- EPC Rating D
- Easy Access To Major Network Links
- Tenure Freehold
- Bright Conservatory
- Easy Access To Local Amenities
- Stunning Fitted Kitchen And Shower Room
- Low Maintenance Garden
- Viewing Essential

### Ground Floor

#### Entrance

Composite door to porch.

#### Porch

3'5 x 3' (1.04m x 0.91m)

UPVC double glazed window, wood clad to ceiling, spotlights, wood effect lino flooring and door to reception room.

#### Reception Room

15'10 x 14'8 (4.83m x 4.47m)

UPVC double glazed bow window, central heating radiator, smoke alarm, spotlights, log burner, door to kitchen/dining area, stairs to first floor, under stairs storage, storage, door to conservatory and wood effect laminate flooring.

#### Conservatory

15'2 x 9'2 (4.62m x 2.79m)

UPVC double glazed windows, central heating radiator, spotlights, electric fire, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

#### Kitchen/Dining Area

13'2 x 8'6 (4.01m x 2.59m)

UPVC double glazed window, gloss wall and base units, wood effect work tops, ceramic one and a half sink and drainer with mixer tap, integrated double Hotpoint oven, microwave, four ring gas hob, extractor hood, tiled splash back, wood effect herringbone lino flooring and UPVC double glazed sliding door to rear.

### First Floor

#### Landing

8'6 x 5'9 (2.59m x 1.75m)

UPVC double glazed frosted window, spotlights, loft access, doors to three bedrooms and shower room.

#### Bedroom One

14' x 8'9 (4.27m x 2.67m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'1 x 8'3 (3.07m x 2.51m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'3 x 5'9 (2.82m x 1.75m)

UPVC double glazed window, central heating radiator, above stairs storage and wood effect lino flooring.

#### Shower Room

6'1 x 6' (1.85m x 1.83m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer top, enclosed direct feed rainfall shower and rinse head, PVC to ceiling, spotlights, extractor fan, tiled elevation and tiled floor.

### External



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