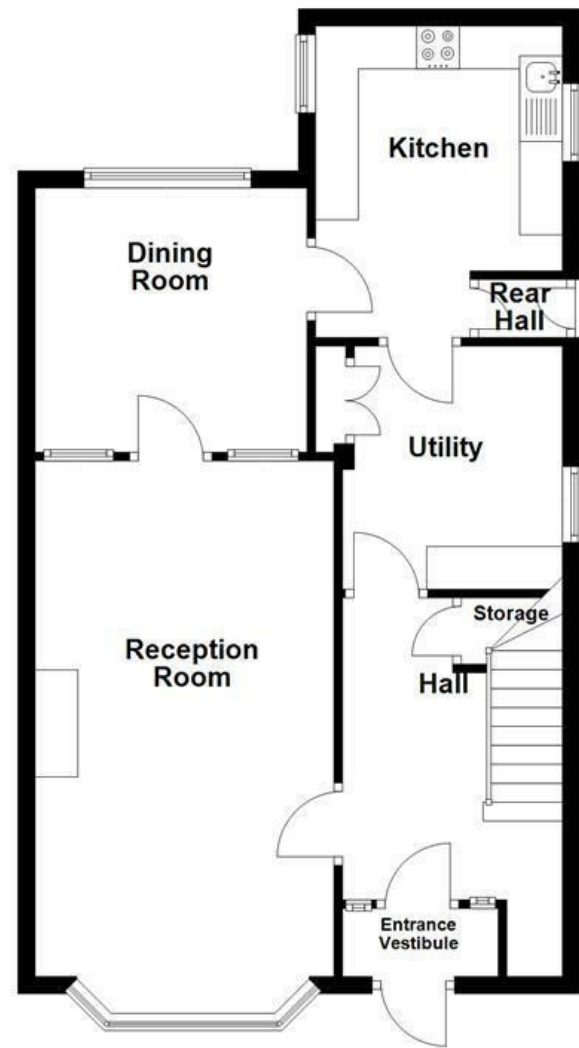
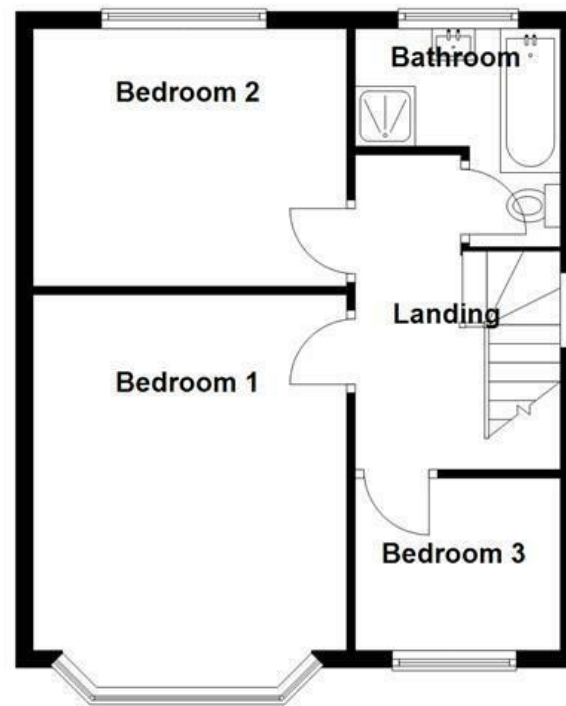


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(55-68) D			
(39-54) E			
(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.

## Poulton Avenue, Accrington, BB5 5EP

£220,000

A GORGEOUS THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this delightful extended semi-detached house located on Poulton Avenue in the charming town of Accrington. This property boasts three generously sized bedrooms, making it an ideal family home. The spacious lounge is perfect for relaxation, featuring a cosy fireplace that adds warmth and character to the space.

The dining room provides an inviting area for family meals and entertaining guests, while the fitted kitchen is equipped with modern appliances, ensuring that cooking is a pleasure. Additionally, a separate utility room offers extra convenience for laundry and storage needs.

One of the standout features of this property is the wrap-around garden, which provides ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The garage adds further practicality, offering secure storage for vehicles or additional belongings.

The modern family bathroom is well-appointed, catering to the needs of the household with style and functionality.

This home is not only spacious and well-designed but also situated in a friendly neighbourhood, making it a wonderful place to settle down. With its combination of comfort, convenience, and outdoor space, this property is sure to appeal to families and individuals alike. Don't miss the opportunity to make this lovely house your new home.

# Poulton Avenue, Accrington, BB5 5EP

£220,000



- Three Well Proportioned Bedrooms
- EPC Rating C
- Wrap Around Garden
- Tenure Leasehold
- Modern Four Piece Bathroom Suite
- Ideal Family Home With Viewing Essential
- Off Road Parking To Rear With Garage
- Fitted Kitchen With Separate Utility Room
- Council Tax Band C
- Extended Semi Detached Home With Viewing Essential

## Ground Floor

### Entrance

Composite partial frosted door to vestibule.

### Vestibule

5'11 x 2'7 (1.80m x 0.79m)

Three hard wood frosted windows, coving, door to hall, meter cupboard and tiled floor.

### Hall

14'6 x 8'5 (4.42m x 2.57m)

Central heating radiator, coving, doors to reception room, utility, storage, stairs to first floor and wood effect laminate flooring.

### Reception Room

19'9 x 11'5 (6.02m x 3.48m)

UPVC part frosted bay window, two central heating radiators, coving, picture rail, log burning stove with stone hearth and wood mantle and door to dining room.

### Dining Room

10'5 x 10'1 (3.18m x 3.07m)

UPVC double glazed window, central heating radiator, coving and door to kitchen.

### Kitchen

11'11 x 9' (3.63m x 2.74m)

Two UPVC double glazed windows, coving, loft access, wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, tiled splash back, extractor hood, integrated dishwasher, plinth heater, doors to utility and rear hall and wood effect flooring.

### Utility

9'4 x 8'5 (2.84m x 2.57m)

UPVC frosted window, central heating radiator, coving, plumbed for washing machine, fridge freezer, storage and door to rear hall.

### Rear Hall

4'5 x 2'8 (1.35m x 0.81m)

Coving, composite frosted door to kitchen, rear and wood effect laminate flooring.

## First Floor

## Landing

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

UPVC frosted window, loft access, picture rail, doors to three bedrooms and bathroom.

### Bedroom One

13'7 x 12' (4.14m x 3.66m)

UPVC part frosted double glazed bay window, central heating radiator and coving.

### Bedroom Two

12' x 9'10 (3.66m x 3.00m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three

8'5 x 6'8 (2.57m x 2.03m)

UPVC double glazed part frosted window, central heating radiator and coving.

### Bathroom

8'4 x 8'4 (2.54m x 2.54m)

Two UPVC frosted windows, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath, enclosed direct feed rainfall shower and rinse head, PVC to ceiling, spotlights, extractor fan, part PVC elevation and wood effect lino flooring.

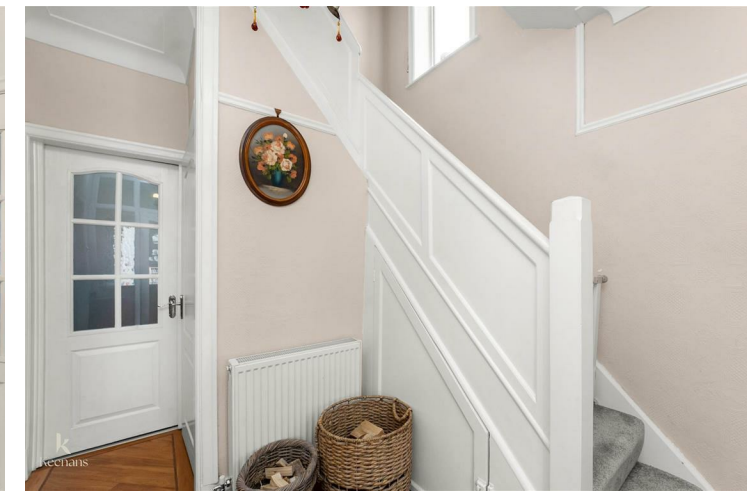
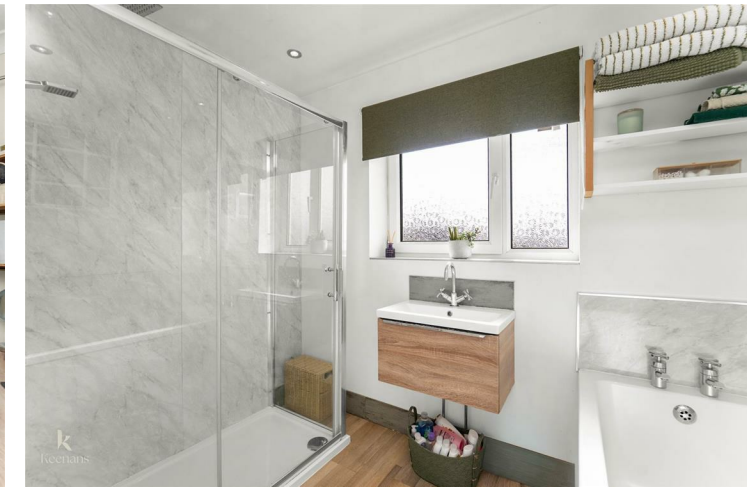
### External

#### Front

Laid to lawn wrap around garden, paving, bedding areas, mature shrubs and stone chippings.

#### Rear

Enclosed garden, stone paving and access to garage.



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