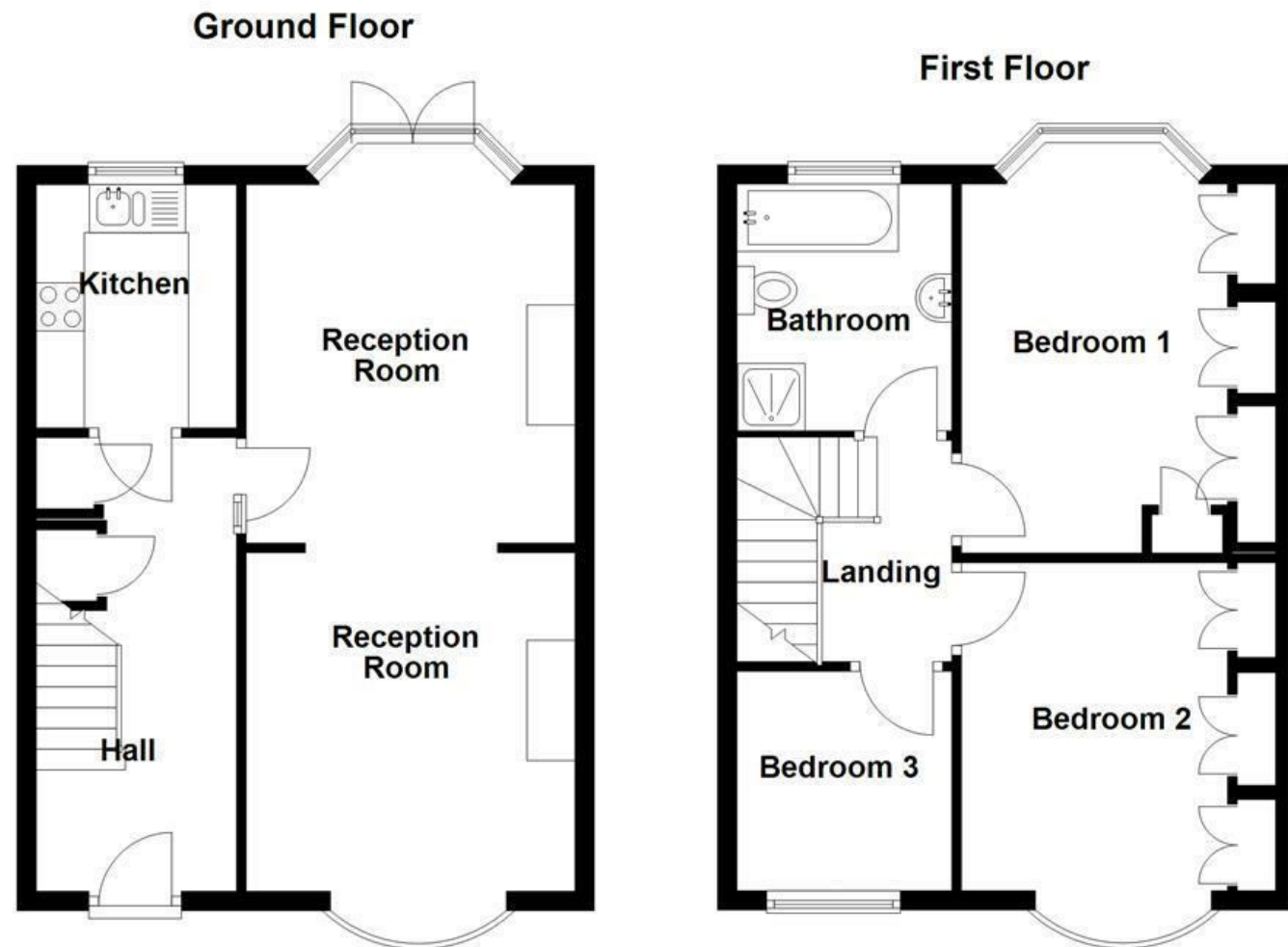




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Mayfield Avenue, Accrington, BB5 3AA

Offers Over £220,000

AN IMPRESSIVE THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this stunning three-bedroom semi-detached family home located on Mayfield Avenue in the charming area of Oswaldtwistle, Accrington. This delightful property boasts a spacious garage and a driveway that can accommodate multiple vehicles, making it ideal for families or those who enjoy having guests.

As you step inside, you will be greeted by a gorgeous open-plan layout that seamlessly connects the living and dining areas, creating a warm and inviting atmosphere. The tasteful decor throughout the home enhances its appeal, while the cosy log burner adds a touch of comfort, perfect for those chilly evenings.

The property features two generously sized double bedrooms and one single bedroom, providing ample space for family living or guests. Each room is designed to offer a peaceful retreat, ensuring a restful night's sleep. The modern family bathroom is a highlight, featuring a stylish four-piece suite that combines both functionality and elegance.

The contemporary kitchen is a chef's dream, equipped with modern appliances and plenty of storage, making it perfect for preparing family meals or entertaining friends. The lovely rear garden offers a private outdoor space, ideal for children to play or for hosting summer barbecues.

This home is not just a property; it is a lifestyle choice, offering comfort, style, and convenience in a sought-after location. With its blend of modern amenities and charming features, this semi-detached house is a perfect family home waiting to be cherished. Don't miss the opportunity to make this beautiful property your own.

Mayfield Avenue, Accrington, BB5 3AA

Offers Over £220,000

 3  1  2  C

- Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: C
- Three Bedrooms
- Four Piece Bathroom
- Tenure: Leasehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

14'1 x 6'11 (4.29m x 2.11m)
UPVC double glazed frosted entrance door, central heating radiator, coving, smoke alarm, under stairs storage, Kamdean flooring, stairs to first floor and doors to reception room two and kitchen.

Reception Room One

11'3 x 8'2 (3.43m x 2.49m)
UPVC double glazed bow window, upright central heating radiator, coving, Kamdean flooring and open access to reception room two.

Reception Room Two

12'3 x 11'3 (3.73m x 3.43m)
Two UPVC double glazed windows, two upright central heating radiators, coving, log burning stove, brick surround and UPVC double glazed French doors to rear.

Kitchen

10'8 x 6'10 (3.25m x 2.08m)
UPVC double glazed window, central heated towel rail, spotlights, wall and base units, granite effect worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, space for fridge freezer, integrated dishwasher and wood effect flooring.

First Floor

Landing

7'7 x 6'9 (2.31m x 2.06m)
UPVC double glazed frosted window, central heating radiator, coving, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

14'1 x 10'11 (4.29m x 3.33m)
UPVC double glazed bay window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

11'1 x 11' (3.38m x 3.35m)
UPVC double glazed bow window, central heating radiator, coving, loft access, ceiling rose and fitted wardrobes.

Bedroom Three

7'6 x 7'4 (2.29m x 2.24m)
UPVC double glazed window and central heating radiator.

Bathroom

8'8 x 7'3 (2.64m x 2.21m)
UPVC double glazed frosted window, two central heated towel rails, spotlights, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed shower in enclosure, PVC clad ceiling, tiled elevation and wood effect flooring.

External

Front

Bedding area and driveway leading to garage.

Rear

Enclosed laid to lawn garden, composite decking, Indian stone and access to garage.

Garage

17'11 x 9'2 (5.46m x 2.79m)
Up and over door and power.



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