



Sherbourne Road, Accrington, BB5 2TW

Offers Over £400,000

AN EXQUISITE DETACHED FAMILY HOME WITH PANORAMIC COUNTRYSIDE VIEWS

Nestled on Sherbourne Road in Baxenden, this exceptional detached family home is a true gem, showcasing an immaculate finish and the highest quality fixtures and fittings throughout. Meticulously designed, the property exudes character and charm, offering stylish interiors that are both inviting and functional.

Boasting four generously sized bedrooms and two well-appointed bathrooms, this home provides ample space for family living. One of its most enviable features is the breath-taking panoramic countryside views, ensuring that the property is not overlooked, allowing for a serene and private atmosphere.

The abundance of indoor and outdoor space is a standout aspect of this residence. The impressive converted garage adds versatility, while the fantastic open plan kitchen space is perfect for both entertaining and everyday family life. This area flows seamlessly into the living spaces, creating a harmonious environment that is ideal for modern living.

Situated within one of the most sought-after estates in the area, this property is located in a popular location that offers convenience and community. With its combination of style, space, and stunning views, this home is perfect for those seeking a high-quality lifestyle in a desirable setting. Do not miss the opportunity to make this remarkable property your own.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(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.

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- Exceptional Detached Property
- Abundance of Living Space
- Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Move-in Ready
- Tenure Freehold
- Two Bathrooms
- Open Aspect Views to Rear
- Council Tax Band D

Ground Floor

Entrance Hall

3'9 x 3'4 (1.14m x 1.02m)

Composite double glazed frosted leaded front door, coving, oak doors leading to WC, snug and reception room.

WC

5'1 x 2'6 (1.55m x 0.76m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, exposed brick and solid wood parquet flooring.

Snug

17'1 x 9'0 (5.21m x 2.74m)

UPVC double glazed window, upright central heating radiator, coving, spotlights, television point, herringbone wood effect flooring and UPVC door to garage.

Garage

17'1 x 8'0 (5.21m x 2.44m)

Power, lighting, Baxi boiler and up and over garage door.

Reception Room

15'9 x 15'6 (4.80m x 4.72m)

UPVC double glazed window, central heating radiator, coving, media wall with living flame electric LED fire and television point, oak single glazed door to kitchen/dining area and stairs with oak balustrade to first floor.

Kitchen/Dining Area

25'0 x 9'2 (7.62m x 2.79m)

UPVC double glazed window, two central heating radiators, range of wall and base units with granite work surfaces and splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated Neff oven with four ring gas hob and extractor hood, space for American-style fridge freezer, integrated Neff dishwasher, coving, spotlights, smoke detector, pendant lighting, breakfast bar, granite effect vinyl flooring, open to conservatory and oak single glazed door to utility.

Conservatory

12'8 x 11'9 (3.86m x 3.58m)

UPVC double glazed windows, double glazed roof, central heating radiator, tiled flooring and UPVC double glazed French doors to rear.

Utility

8'11 x 4'11 (2.72m x 1.50m)

Heated towel rail, range of matte wall and base units with marble work surfaces, tiled splashback, stainless steel inset sink with mixer tap, plumbing for washing machine, space for dryer, spotlights, granite effect vinyl flooring, oak door to under stairs storage and UPVC double glazed frosted door to rear.

First Floor

Landing

9'4 x 5'10 (2.84m x 1.78m)

Central heating radiator, coving, loft access, smoke detector, oak doors leading to four bedrooms and family bathroom.

Bedroom One

14'2 x 10'5 (4.32m x 3.18m)

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

En Suite

8'9 x 5'11 (2.67m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in double direct feed shower with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

15'7 x 8'5 (4.75m x 2.57m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

10'6 x 10'5 (3.20m x 3.18m)

UPVC double glazed inset box window, central heating radiator and coving.

Bedroom Four

11'1 x 8'5 (3.38m x 2.57m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bathroom

7'2 x 5'11 (2.18m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, L-shaped panel bath with mixer tap and overhead direct feed rainfall shower, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, decking, veg patch and open aspect views.

Front

Laid to lawn garden with bedding and tarmac double driveway.



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