



## Epping Avenue, Accrington, BB5 5DR

### Offers Over £230,000

#### A FANTASTIC FAMILY HOME

Located on Epping Avenue in Accrington, this charming detached house, built in 2003, presents an excellent opportunity for families seeking a comfortable and versatile living space. With three well-proportioned bedrooms, including a master suite complete with an en suite shower room, this property is designed to cater to modern family needs.

The heart of the home features a contemporary kitchen that flows seamlessly into two spacious living areas. The versatile double doors between these rooms offer the option for an open-plan layout, perfect for entertaining or family gatherings. The neutral decor throughout provides a blank canvas, allowing you to easily add your personal touch and style.

Outside, the beautifully landscaped garden is a delightful retreat, ideal for children to play or for hosting summer barbecues. The property also boasts off-road parking with a driveway that accommodates multiple vehicles, ensuring convenience for you and your guests.

Additionally, the modern family bathroom and a spacious downstairs WC enhance the practicality of this lovely home. This property is ready to move into, making it an ideal choice for those looking to settle in a welcoming community. With its combination of space, style, and functionality, this house on Epping Avenue is a fantastic family home waiting for you to make it your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>76</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.



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 3  1  2  D

- Immaculate Detached Property
  - Fitted Kitchen
  - Off Road Parking
  - EPC Rating D
- Three Bedrooms
  - Perfect Family Home
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Gardens to Front and Rear
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

15'10 x 3'2 (4.83m x 0.97m)  
UPVC double glazed frosted front door, central heating radiator, smoke detector, wood effect flooring, doors leading to WC, reception room one, kitchen and stairs to first floor.

#### WC

6'5 x 2'9 (1.96m x 0.84m)  
UPVC double glazed frosted window, central heating radiator, low basin WC, wall mounted wash basin with traditional taps, tiled splashback and wood effect flooring.

#### Kitchen

13'5 x 9'4 (4.09m x 2.84m )  
UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, integrated oven with four ring gas hob and extractor hood, Baxi boiler, extractor fan, wood effect flooring, door to under stairs storage and UPVC double glazed frosted door to side elevation.

#### Reception Room One

15'10 x 10'8 (4.83m x 3.25m)  
UPVC double glazed bay window, central heating radiator, ceiling rose, gas fire and double doors to reception room two.

#### Reception Room Two

10'6 x 8'3 (3.20m x 2.51m)  
Central heating radiator, wood effect flooring and UPVC double glazed sliding door to conservatory.

#### Conservatory

11'0 x 8'7 (3.35m x 2.62m)  
UPVC double glazed windows, polycarbonate roof, ceiling fan, tiled flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

7'3 x 6'4 (2.21m x 1.93m )  
UPVC double glazed window, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

14'7 x 10'6 (4.45m x 3.20m)  
UPVC double glazed window, central heating radiator and door to en suite.

#### En Suite

8'10 x 3'8 (2.69m x 1.12m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, extractor fan, tiled elevations and wood effect flooring.

#### Bedroom Two

11'3 x 10'8 (3.43m x 3.25m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'3 x 7'5 (2.51m x 2.26m )  
UPVC double glazed window and central heating radiator.

#### Bathroom

9'0 x 6'3 (2.74m x 1.91m )  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, extractor fan and wood effect flooring.

#### External

#### Rear

Enclosed garden with laid to lawn, Indian stone paving and bedding areas.

#### Front

Laid to lawn garden and tarmac driveway.

