

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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Old Hall Drive, Accrington, BB5 6XA

£279,950

STUNNING THREE BEDROOM DETACHED FAMILY HOME

Located in the tranquil cul-de-sac of Old Hall Drive, Huncoat, Accrington, this delightful detached house offers a perfect blend of comfort and modern living. Built in 1998, the property spans an impressive 1,496 square feet, providing ample space for families or those seeking a versatile home.

Upon entering, you are greeted by a spacious lounge that seamlessly flows into a contemporary kitchen diner, ideal for both entertaining and everyday family life. The French doors open up to a stunning garden, creating a seamless connection between indoor and outdoor spaces. The garden is a true highlight, offering a serene retreat for relaxation or play.

This home boasts three generously sized bedrooms, accessible from an open natural light filled landing one of which is currently utilised as an office, showcasing the flexibility of the space to suit your lifestyle needs. The main bedroom features an en-suite bathroom, ensuring privacy and convenience, while a well-appointed family bathroom serves the other bedrooms.

Additional features include a downstairs WC, a store room, and a utility area, enhancing the practicality of the home. The property also benefits from a second driveway that accommodates multiple cars, alongside the original multiple car driveway and garage for further storage or vehicle protection.

With its bright landing and fully renovated interiors, this house is not only a great family home but also a welcoming sanctuary. The peaceful location, combined with the modern amenities, makes this property a must-see for anyone looking to settle in a charming area of Accrington.

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- Three Bedroom Detached Family Home
- Utility Room And Downstairs WC
- Driveway For Multiple Vehicles And Garage
- Tenure - Freehold
- Spacious Lounge And Kitchen Diner
- Beautiful Rear Garden With French Doors
- EPC Rating - TBC
- Main Bedroom With En Suite
- Fully Renovated Throughout
- Council Tax Band - D

Ground Floor

Entrance

UPVC double glazed partially leaded door to porch.

Porch

4'10 x 4 (1.47m x 1.22m)

UPVC frosted window, central heating radiator, doors to WC and hall.

WC

4'10 x 2'10 (1.47m x 0.86m)

UPVC frosted window, chrome heated towel rail, dual flush WC, wall mounted wash basin with traditional taps, partial tiled elevations, tiled flooring.

Hall

6'3 x 5'10 (1.91m x 1.78m)

Central heating radiator, door to reception room, stairs to first floor, storage.

Reception Room

14'2 x 11'8 (4.32m x 3.56m)

UPVC double glazed window, two upright central heating radiators, coving, ceiling rose, electric fire, television point, open to kitchen diner.

Kitchen Diner

17'11 x 9'6 (5.46m x 2.90m)

Two UPVC double glazed window, panelled wall and base units with marble effect surfaces, composite 1 and a half sink with high spout mixer tap, four ring induction hob, electric oven, integrated dish washer, space for fridge freezer, coving, partial lino flooring, UPVC French door to rear.

First Floor

Landing

8'3 x 7 (2.51m x 2.13m)

UPVC frosted window, spotlights, loft access, coving, doors to three bedrooms and bathroom.

Bedroom One

12'9 x 9'4 (3.89m x 2.84m)

UPVC double glazed window, central heating radiator, coving, door to en suite.

En Suite

8'3 x 5'6 (2.51m x 1.68m)

UPVC frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, spotlights, partial PVC elevations, lino flooring.

Bedroom Two

10'8 x 9'5 (3.25m x 2.87m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Three

8'3 x 6'5 (2.51m x 1.96m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring.

Bathroom

8'2 x 6'4 (2.49m x 1.93m)

UPVC frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and rinse head with overhead direct feed rainfall shower, PVC ceiling, spotlights, extractor fan, tiled elevations, lino flooring.

External

Rear

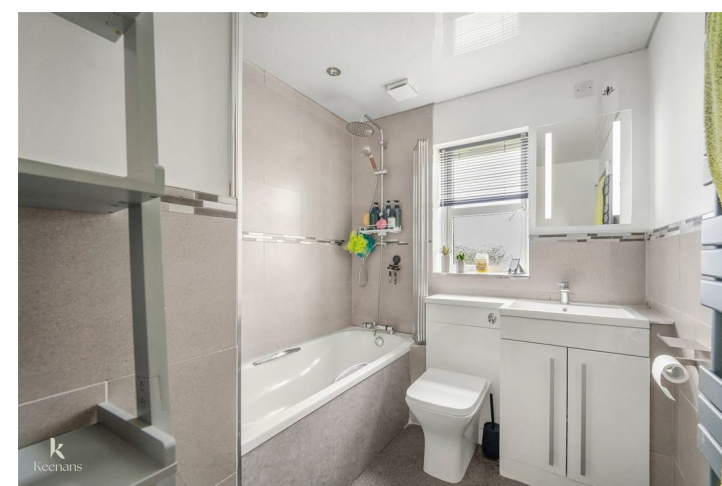
Enclosed laid to lawn garden, decking, Indian stone areas, mature shrubbery.

Front

Laid to lawn garden, stone chippings, Indian stone, hedges, bedding areas.

Garage

19'5 x 8'9 (5.92m x 2.67m)



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