



## Southwood Drive, Accrington, BB5 2PZ

£1,195 PCM

A SUPERB THREE BEDROOM DETACHED FAMILY HOME

Keenans Lettings are delighted to introduce this spectacular, three bedroomed detached property to the rental market. Situated in the heart of Accrington, within close proximity local amenities, schools and commuter routes including the M66 leading to Manchester and the M65 leading to Blackburn and Preston.

Southwood Drive is a recently refurbished home which would be perfect for a growing family and internally comprises briefly: ground floor: entrance vestibule, entrance hallway, a spacious lounge with centrepiece fire, dining room leading to the contemporary fitted kitchen and rear porch with pantry. To the first floor a spacious landing leads to two double bedrooms, a further single and a modern four piece bathroom suite.

Externally to the front and side are well established, generously sized lawned gardens with mature bedding and a single driveway leading to a double garage. To the rear is a flag stone paved garden with mature bedding and a wooden built shed. The property also benefits from a recent brand new roof.

This immaculate property must be viewed to be fully appreciated. For further information, please contact our Lettings team at your earliest convenience.

| 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>                            |                         | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 53                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# Southwood Drive, Accrington, BB5 2PZ

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 3  1  2  E

- Detached House
  - Recently Renovated
  - Off Road Parking
  - Sought After Location
- Two Reception Rooms
  - Three Good-size Bedrooms
  - Double Garage
- Contemporary Fitted Kitchen
  - Four Piece Bathroom Suite
  - Gardens to Front and an Enclosed Rear Yard

## GROUND FLOOR

### ENTRANCE VESTIBULE

Floor to ceiling glazed sliding front entrance door and UPVC door to the hallway.

### ENTRANCE HALL

8'11" x 7'4" (2.72 x 2.24)

Smoke alarm, central heating radiator, built in storage with electric meter, stairs to first floor and doors to reception room one and kitchen.

### RECEPTION ROOM ONE

15'7" x 10'9" (4.75 x 3.28)

Two UPVC double glazed windows, central heating radiator, television point, wall mounted electric fire and door to reception room two.

### RECEPTION ROOM TWO/DINING ROOM

10'7" x 7'0" (3.23 x 2.13)

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

### KITCHEN

13'11" x 8'11" (4.24 x 2.72)

Two UPVC double glazed windows, white high gloss wall and base units with light wood effect worktops and cream brick tiled splashbacks, inset stainless steel sink, drainer and mixer tap, four ring gas hob with new electric oven and extractor hood, plumbing for washing machine, space for fridge freezer, breakfast bar, spotlights, smoke alarm, wall mounted combination boiler, understairs storage now with added facilities for a dryer, central heating radiator, newly fitted Airtech ACR60 humidity control fan and door to the rear porch.

### REAR PORCH

UPVC double glazed frosted window, full tiled elevations, walk in pantry with light and power and UPVC double glazed rear entrance door.

## FIRST FLOOR

### LANDING

UPVC double glazed frosted window, smoke alarm, loft access, central heating radiator and doors to three bedrooms and bathroom.

## BEDROOM ONE

12'9" x 10'10" (3.89 x 3.3)

UPVC double glazed window, central heating radiator, television point and built in storage.

## BEDROOM TWO

10'9" x 9'8" (3.28 x 2.95)

UPVC double glazed window and central heating radiator.

## BEDROOM THREE

9'9" x 9'0" (2.97 x 2.74)

UPVC double glazed window and central heating radiator.

## BATHROOM

White four piece suite comprising: low suite WC, pedestal wash basin with mixer tap, panelled bath, shower cubicle with direct overhead shower, spotlights, full tiled elevations, towel radiator and UPVC double glazed frosted window.

## EXTERNAL

### AGENTS NOTES

Council Tax Band C.  
EPC Rating E  
New Roof

## GARAGE

18'1" x 8'7" (5.51 x 2.62)

Up and over door, lighting and power, side access door and open through to the second garage (14'2 x 18'1) with up and over door and lighting.

## FRONT

Lawned garden with paved walkway, mature bedding and a driveway leading to the garage. To the side is a substantial lawned garden with mature bedding and possibility of an extra driveway.

## REAR

Flagstone paved garden with planted borders and a wooden built shed.



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