

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      | 78        |
| (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.

## Squirrels Close, Accrington, BB5 6XJ

£215,000

A FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME

Located on the desirable Squirrels Close, Accrington, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The modern kitchen diner is a highlight, offering a contemporary space for family meals and gatherings.

On the first floor, you will find three well-proportioned bedrooms, with bedroom one including an en suite bathroom, ensuring privacy and convenience. The family bathroom serves the other two bedrooms, making it ideal for family living.

The low-maintenance rear garden is perfect for outdoor enjoyment without the hassle of extensive upkeep, while the driveway offers off-road parking, a valuable asset in this sought-after location.

With excellent transport links, schools, and local amenities just a stone's throw away, this property is perfectly positioned for both convenience and community living. This semi-detached house is not just a home; it is a wonderful opportunity to create lasting memories in a vibrant neighbourhood.

# Squirrels Close, Accrington, BB5 6XJ

£215,000



- Three Bedroom Semi-Detached House
- EPC Rating C
- Ideal For Families Or First Time Buyers
- Close Proximity To Local Amenities
- Tenure Leasehold
- Low Maintenance Rear Garden
- Viewing Essential
- Council Tax Band C
- Driveway For Off Road Parking
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite frosted door to entrance hall.

### Entrance Hall

8'5 x 5'4 (2.57m x 1.63m)

Central heating radiator, doors to WC and reception room, stairs to first floor.

### WC

6'2 x 2'5 (1.88m x 0.74m)

UPVC frosted window, central heating radiator, low flush WC, vanity top wash basin with mixer tap, part tiled elevation and tiled wood effect flooring.

### Reception Room

15'3 x 13' (4.65m x 3.96m)

UPVC double glazed window, central heating radiator, coving, gas fire with marble effect surround, under stairs storage and door to kitchen/dining area.

### Kitchen/Dining Area

16'3 x 9'5 (4.95m x 2.87m)

UPVC double glazed window, central heating radiator, panel wall and base units, wood effect work tops, composite one and a half sink and drainer with high spout mixer tap, oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, tiled floor and UPVC French doors to rear.

## First Floor

### Landing

10'4 x 3' (3.15m x 0.91m)

UPVC double glazed window, smoke alarm, loft access, doors to three bedrooms, bathroom and storage.

### Bedroom One

11'9 x 10'9 (3.58m x 3.28m)

UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

### En Suite

7'5 x 5'1 (2.26m x 1.55m)

UPVC frosted window, central heating towel rail, dual flush WC, enclosed direct feed shower, vanity top wash basin with mixer tap, extractor fan, tiled elevation and wood effect lino flooring.

### Bedroom Two

8'11 x 7'10 (2.72m x 2.39m)

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

### Bedroom Three

7' x 9' (2.13m x 2.74m)

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

### Bathroom

5'5 x 5'2 (1.65m x 1.57m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, tiled elevation, extractor fan and tiled floor.

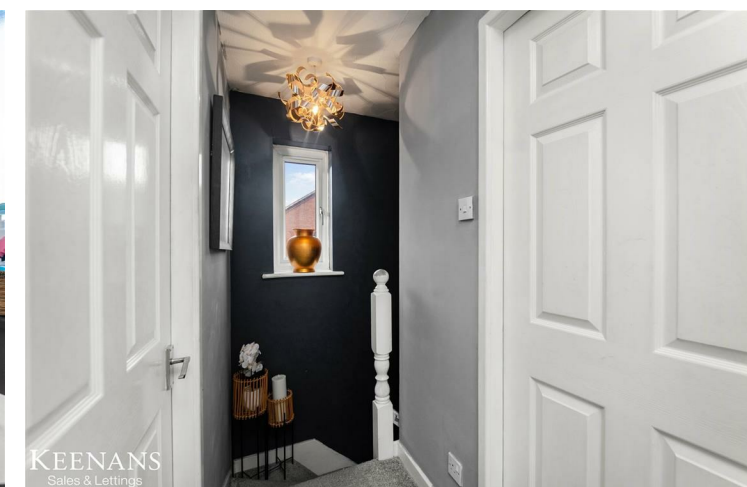
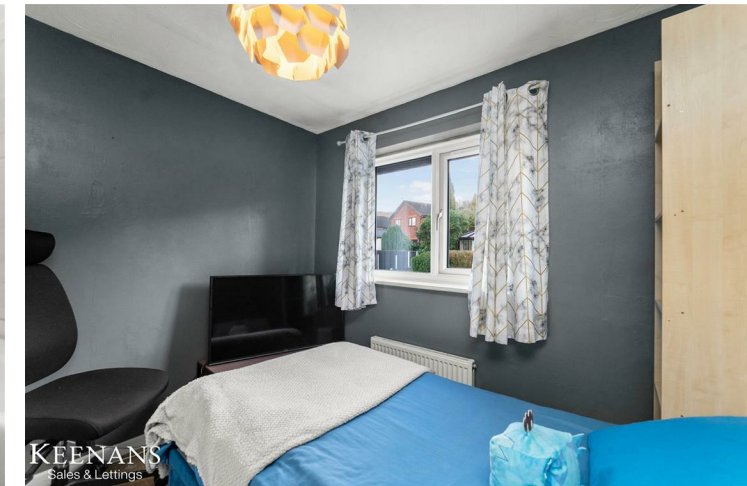
### External

#### Rear

Enclosed garden with paving, slate chippings, part tiled and shed.

#### Front

Laid to lawn garden with slate chippings and drive.



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