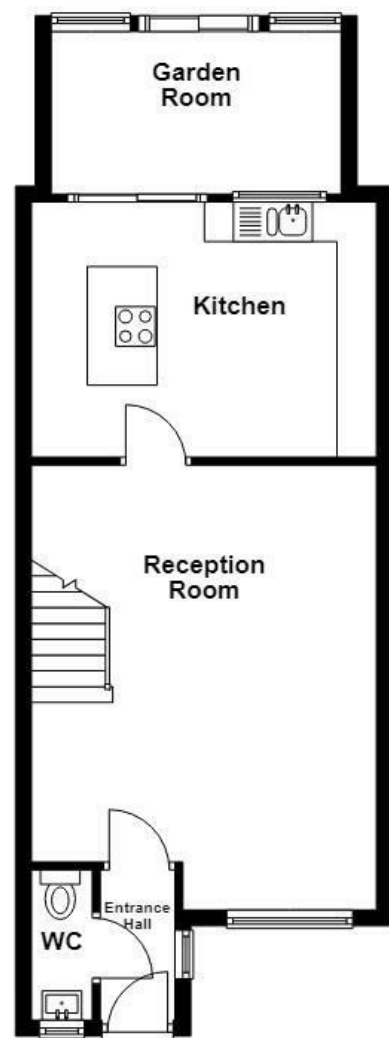


Ground Floor



First Floor



| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          | <b>78</b> | <b>90</b>                                                                           |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                     |
| (55-68) <b>D</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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Spring Meadows, Accrington, BB5 5XA

### Offers Over £190,000

AN EXCEPTIONAL QUASI SEMI FAMILY HOME

Nestled in the picturesque Spring Meadows of Clayton Le Moors, Accrington, this exquisite mid quasi-semi property is a true gem. With three spacious bedrooms and a modern bathroom, this home has been meticulously updated to the highest standard, showcasing immaculate presentation and stylish interiors throughout.

As you step inside, you are greeted by a stylish and spacious living area that flows seamlessly into a fully updated kitchen, complete with a central island, perfect for both cooking and entertaining. The property boasts a fantastic garden room, providing a serene space to relax and enjoy the views of the enviable low-maintenance garden. This outdoor space is ideal for those who appreciate a touch of nature without the burden of extensive upkeep.

The property also benefits from allocated off-road parking to the rear, adding to the convenience of this delightful home. Located within the sought-after Sefton Farm estate, you will find yourself just a stone's throw away from scenic country walks along the Leeds Liverpool canal. Additionally, the property is well-connected to local bus routes, schools, and amenities, with easy access to Clitheroe, Accrington, Blackburn, and Burnley.



# Spring Meadows, Accrington, BB5 5XA

Offers Over £190,000

 3  1  2  C

- Three Bedroom Quasi Semi Family Home
- Low Maintenance Rear Garden
- Off Road Parking
- Tenure - Leasehold
- Stylish Open Plan Living Kitchen With Island
- Beautifully Renovated Throughout
- EPC Rating - C
- Fantastic Garden Room
- No Chain Delay
- Council Tax Band - B

## Ground Floor

### Entrance

Composite double glazed frosted door to the entrance hallway.

### Entrance Hallway

6'3 x 3'1 (1.91m x 0.94m )

UPVC double glazed window, central heating radiator, solid oak flooring, doors to the WC and a hardwood single glazed door to the reception room.

### WC

6'3 x 2'6 (1.91m x 0.76m )

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, solid oak flooring.

### Reception Room

18'5 x 14'4 (5.61m x 4.37m )

UPVC double glazed window, central heating radiator, coving, media wall with acoustic panelled elevations, gas living flame fire, television point, storage and shelving, coving, solid oak flooring, staircase to the first floor, oak door to the kitchen diner.

### Kitchen Diner

14'4 x 10'7 (4.37m x 3.23m )

UPVC double glazed window, central heating radiator, a range of grey matte wall and base units, granite effect surface and splash backs, composite one and a half sink and drainer with a high spout spring mixer tap, integrated electric high rise Beko oven and microwave, four ring Bosch induction hob, integrated fridge freezer, wine cooler and washing machine, centre island with breakfast bar, pendant lighting, integrated sound system, spotlights, under unit lighting, under staircase storage cupboard, wood effect laminate flooring, UPVC double glazed French doors to the garden room.

### Garden Room

12 x 8'8 (3.66m x 2.64m )

UPVC double glazed windows, polycarbonate roof, wood effect laminate flooring, UPVC double glazed French doors to the rear.

## First Floor

### Landing

11'8 x 6 (3.56m x 1.83m )

Loft access, smoke alarm, over staircase storage cupboard, doors to three bedrooms and bathroom.

## Bedroom One

14'4 x 10 (4.37m x 3.05m )

Two UPVC double glazed windows, central heating radiator, fitted wardrobes.

## Bedroom Two

13'4 x 8'2 (4.06m x 2.49m )

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

## Bedroom Three

9'11 x 5'11 (3.02m x 1.80m )

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

## Bathroom

7'6 x 5'4 (2.29m x 1.63m )

Chrome heated towel rail, a three piece suite comprising of a panelled bath with a direct feed over head rainfall shower and rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, wood effect tiled flooring.

## External

### Front

Stone chip garden with paving.

### Rear

Enclosed tiered garden with artificial lawn, paving, slate chippings, decking, access to a communal car park with allocated off road parking.



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