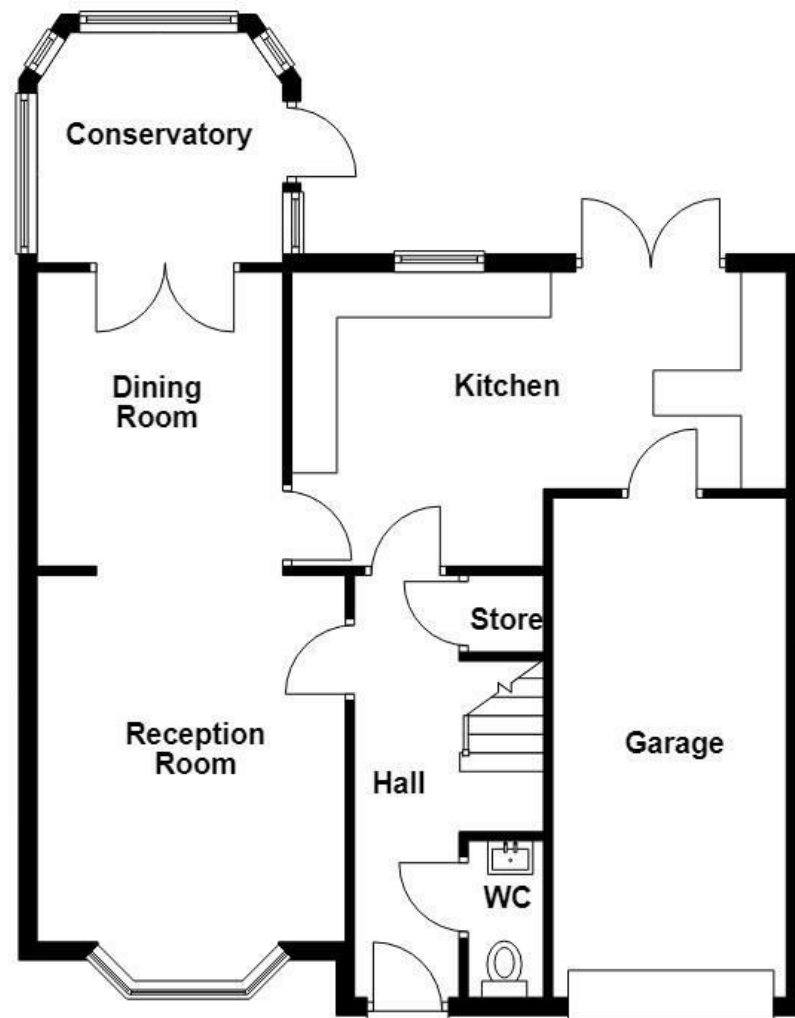


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	75
(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

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.

Tarn Avenue, Accrington, BB5 5XT

£325,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled on the prestigious Tarn Avenue in Clayton Le Moors, Accrington, this exquisite house has been meticulously updated and maintained to the highest standards, making it a true credit to its current owners. Having been purchased from new, this property embodies the essence of a perfect family home.

Boasting three generously sized bedrooms, this residence offers ample space for family living. The property features three inviting living areas, providing a variety of spaces for relaxation and entertainment. The heart of the home is undoubtedly the stunning contemporary fitted kitchen/breakfast room, designed to cater to both culinary enthusiasts and casual diners alike. Additionally, the home includes two well-appointed bathrooms and an integral garage, ensuring convenience and comfort for all residents.

The outdoor space is equally impressive, with a beautifully landscaped garden that offers an enviable retreat for outdoor activities and gatherings. A double driveway at the front of the property provides ample parking, enhancing the overall appeal of this delightful home.

Situated in one of the most sought-after estates in Clayton Le Moors, this property enjoys a prime location with easy access to nearby towns such as Clitheroe, Accrington, Burnley, and Blackburn. This home is not just a place to live; it is a sanctuary for families seeking both luxury and practicality in a vibrant community. Do not miss the opportunity to make this stunning property your own.

Tarn Avenue, Accrington, BB5 5XT

£325,000

3 2 3 D

- Three Bedroom Detached Family Home
 - Two Modern Bathrooms
 - Off Road Parking
 - Tenure - Freehold
- Three Reception Areas
 - Beautifully Landscaped Rear Garden
 - EPC Rating - D
- Contemporary Kitchen/Breakfast Room
 - Sought After Residential Estate
 - Council Tax Band - D

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

15'9 x 6'1 (4.80m x 1.85m)

Central heating radiator, understairs storage, wood effect laminate flooring, doors to reception room, kitchen and WC, stairs to first floor.

WC

5'8 x 2'9 (1.73m x 0.84m)

UPVC double glazed frosted window, chrome heated towel rail, two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, wood effect laminate flooring.

Reception Room

13'4 x 11'2 (4.06m x 3.40m)

UPVC double glazed inset bay window, central heating radiator, media wall with electric living flame fire and television point, open to dining room.

Dining Room

10'7 x 8'11 (3.23m x 2.72m)

Central heating radiator, door to kitchen, UPVC double glazed French doors to conservatory.

Conservatory

8'9 x 8'4 (2.67m x 2.54m)

UPVC double glazed surrounding window, double glazed roof, tiled flooring, UPVC double glazed door to rear.

Kitchen

18 x 10'8 (5.49m x 3.25m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, wood effect surfaces, stainless steel sink and high spout mixer tap, integrated electric high rise AEG oven and combi microwave, five ring gas hob and extractor hood, space for American fridge freezer, breakfast bar, wood effect vinyl flooring, door to garage, UPVC double glazed French doors to rear.

Garage

18'1 x 8'6 (5.51m x 2.59m)

Power, lighting, plumbing for washing machine and dryer, roller shutter garage door.

First Floor

Landing

9'2 x 6'4 (2.79m x 1.93m)

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

Bedroom One

12'2 x 11 (3.71m x 3.35m)

UPVC double glazed window, central heating radiator, fitted wardrobes, shutter bifold doors to en suite.

En Suite

8'8 x 2'10 (2.64m x 0.86m)

UPVC double glazed fitted window, chrome heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double rainfall direct feed shower enclosure, tiled elevations, extractor fan, PVC to ceiling, spotlights, tiled flooring.

Bedroom Two

10'11 x 8'11 (3.33m x 2.72m)

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

Bedroom Three

9'4 x 7'1 (2.84m x 2.16m)

UPVC double glazed window, central heating radiator, fitted wardrobes, over stairs storage.

Bathroom

7'5 x 5'6 (2.26m x 1.68m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a low basin WC, pedestal wash basin with mixer tap and a rolltop freestanding bath with mixer tap and rinse head, tiled elevations and tiled flooring.

External

Rear

Wrap around stone chippings garden with concrete resin, bedding areas, rockery.

Front

Stone chippings gardens, double driveway and access to garage.



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