



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	81
(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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Sherbourne Road, Accrington, BB5 2TW

Offers Over £350,000

A FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME

Presenting Sherbourne Road in the charming town of Accrington, this exquisite four-bedroom detached house offers a perfect blend of modern living and picturesque surroundings. With stunning views that enhance the appeal of this desirable location, this property is an ideal family home.

As you step inside, you are greeted by a spacious open-plan living area that invites natural light, creating a warm and welcoming atmosphere. The modern kitchen is well-equipped, making it a joy for any home cook to prepare meals while remaining connected with family and friends in the adjoining living space.

One of the standout features of this home is the bright conservatory, which overlooks the beautifully landscaped garden. This serene space is perfect for relaxation or entertaining guests, allowing you to enjoy the beauty of the outdoors from the comfort of your home.

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 4  2  3  C

- Detached Property
- Bright Conservatory
- Off Road Parking & Garage
- EPC Rating C

- Four Bedrooms
- En Suite To Main Bedroom
- Freehold

- Contemporary Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band D

Ground Floor

Entrance Porch

6'4 x 4'6 (1.93m x 1.37m)

UPVC double glazed front entrance door, central heating radiator, wood effect flooring and door to reception room one.

Reception Room One

18'8 x 14'10 (5.69m x 4.52m)

UPVC double glazed window, central heating radiator, gas fire, coving, spotlights, stairs to the first floor, understairs storage and open access to reception room two.

Reception Room Two

9'10 x 7'8 (3.00m x 2.34m)

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

Kitchen

15'8 x 9'10 (4.78m x 3.00m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, four ring induction hob, extractor hood, double oven, plumbing for washing machine and dishwasher, space for fridge freezer, spotlights and wood effect flooring.

Conservatory

11'6 x 9'8 (3.51m x 2.95m)

Surrounding UPVC double glazed windows, central heating radiator, PVC panelled ceiling and UPVC double glazed sliding door to the rear.

First Floor

Landing

12'2 x 6'3 (3.71m x 1.91m)

Loft access, smoke alarm and doors to four bedrooms, bathroom and storage.

Bedroom One

12'5 x 8'4 (3.78m x 2.54m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes, spotlights, ceiling fan and door to the en suite.

En Suite

8'4 x 2'9 (2.54m x 0.84m)

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin, direct feed shower unit, tiled elevations and tiled flooring.

Bedroom Two

21'2 x 7'8 (6.45m x 2.34m)

Two UPVC double glazed windows, two central heating radiators and loft access.

Bedroom Three

9'8 x 8'6 (2.95m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Four

7'1 x 6'3 (2.16m x 1.91m)

UPVC double glazed leaded window and central heating radiator.

Bathroom

6'2 x 5'11 (1.88m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, bath with electric feed shower overhead, pedestal wash basin, tiled elevations, spotlights and tiled flooring.

External

Front

Laid to lawn garden and a paved driveway providing off road parking leading to the garage.

Rear

Enclosed laid to lawn garden with Indian stone paving and composite decking.



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