



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      | 80        |
| (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.

## Trawden Close, Accrington, BB5 2LQ

### Offers Over £189,950

#### CHARMING THREE BEDROOM SEMI DETACHED HOME

Presenting Trawden Close, Accrington, this spacious semi-detached house offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The convenience of a driveway and garage provides ample off-road parking, ensuring that you will never have to worry about finding a spot.

The low-maintenance rear garden is a wonderful feature, allowing you to enjoy outdoor space without the burden of extensive upkeep. Inside, the modern kitchen seamlessly opens into a dining room, creating a perfect setting for entertaining guests or enjoying family meals. The property also boasts two inviting reception rooms, providing plenty of space for relaxation and socialising.

On the first floor, you will find a well-appointed shower room, adding to the practicality of this lovely home. The location is particularly advantageous, being in close proximity to Hollins School, Oak Hill Park and Haworth Art Gallery, Woodhook Vale Nature Reserve and King George's playing field and the amenities of Accrington town centre. For those who enjoy the outdoors, the area offers excellent opportunities for dog walking and exploring the local surroundings.

This property is a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the chance to make this charming house your new home.

# Trawden Close, Accrington, BB5 2LQ

## Offers Over £189,950

 3  1  2  C

- Tenure Leasehold
  - Off Road Parking
  - Newly Fitted Kitchen With New Combi Boiler
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Viewing Essential
  - Ample Garden Space
- EPC Rating C
  - Ideal Family Home
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

UPVC double glazed part frosted door to hall.

#### Hall

15'6 x 6'11 (4.72m x 2.11m)

Wood effect laminate flooring, central heating radiator, under stairs storage, stairs to first floor, doors to two reception rooms and kitchen.

#### Reception Room One

10' x 9'6 (3.05m x 2.90m)

UPVC double glazed window and central heating radiator.

#### Kitchen

11'6 x 8'6 (3.51m x 2.59m)

UPVC double glazed window, central heating radiator, range of wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, double oven in a high rise unit, four ring gas hob, glass splash back, extractor hood, partial marble effect splash back, plumbed for washing machine, space for fridge freezer, PVC to ceiling, wood effect laminate flooring and open to dining room.

#### Dining Room

11'1 x 5'10 (3.38m x 1.78m)

UPVC double glazed window, UPVC double glazed frosted door to rear, spotlights and wood effect laminate flooring.

#### Reception Room Two

12'1 x 11'7 (3.68m x 3.53m)

Hard wood French doors to rear, coving, central heating radiator and open gas fire.

### First Floor

#### Landing

9'6 x 6'8 (2.90m x 2.03m)

UPVC double glazed window, coving, smoke alarm, doors to three bedrooms and shower room.

#### Bedroom One

12'5 x 11'10 (3.78m x 3.61m )

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Two

11'2 x 10'11 (3.40m x 3.33m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Three

9'5 x 8'5 (2.87m x 2.57m)

UPVC double glazed window, central heating radiator and storage.

#### Shower Room

7' x 5'6 (2.13m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, enclosed direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, spotlights and wood effect laminate flooring.

### External

#### Rear

Enclosed paved garden, slate chippings, mature shrubbery and hedges.

#### Front

Laid to lawn garden, driveway, bedding areas, hedges and access to garage.

#### Agents Notes

New combi boiler, new kitchen and electrics and fibre connection.



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