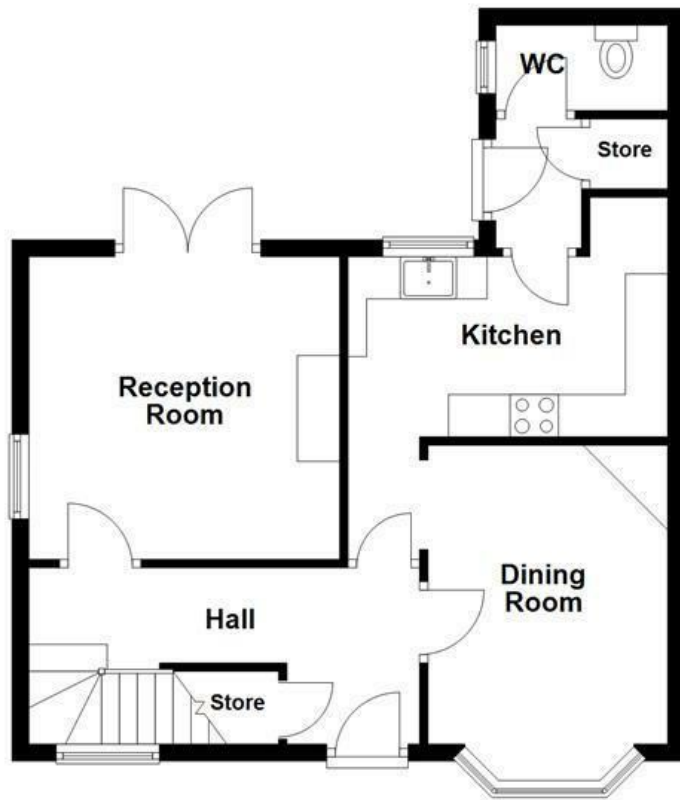
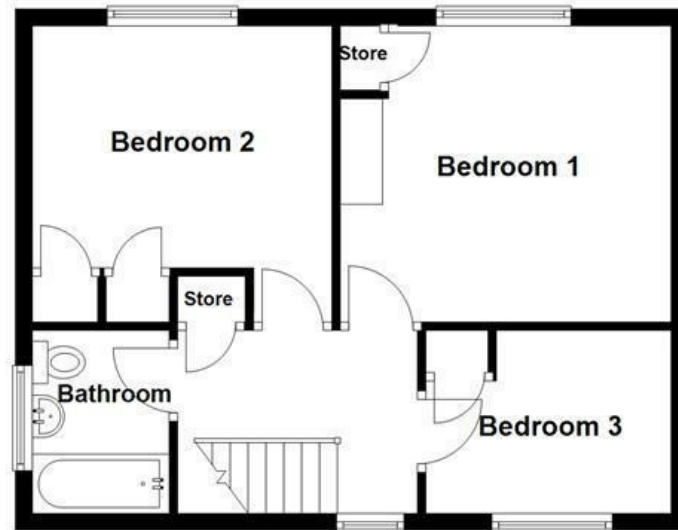


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(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.

## Trawden Close, Accrington, BB5 2LQ

### Offers Over £200,000

#### THE PERFECT FAMILY HOME

Presenting Trawden Close, Accrington, this stunning three-bedroom semi-detached house offers an ideal family home. Set on a generous corner plot, the property boasts a large wrap-around garden, perfect for outdoor activities and entertaining. Local countryside walks are also close by as this home backs onto Woodnook Vale Nature Reserve.

Upon entering, you are welcomed into a spacious lounge and dining room, designed for both comfort and style. The contemporary kitchen, which has been recently renovated, features tasteful decor and modern fittings, making it a joy to cook and gather with family. Additionally, the convenience of a downstairs WC adds to the practicality of this lovely home.

The first floor comprises three generously sized bedrooms, providing ample space for family members or guests. The modern family bathroom is well-appointed, ensuring that daily routines are both comfortable and efficient.

This property is ready to move into, making it an excellent choice for those seeking a home that combines modern living with a welcoming atmosphere. With its thoughtful renovations and spacious layout, this house is sure to appeal to families looking for a place to create lasting memories. Don't miss the opportunity to make this wonderful property your new home.

# Trawden Close, Accrington, BB5 2LQ

Offers Over £200,000

 3  1  2  C

- Stunning Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Garden to Rear with Open Aspect Views
- Council Tax Band A

## Ground Floor

### Entrance Hall

15'2 x 6'9 (4.62m x 2.06m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, doors leading to kitchen, reception room, under stairs storage, open to dining room and stairs to first floor.

### Reception Room

12'2 x 11'9 (3.71m x 3.58m)

UPVC double glazed window, central heating radiator, gas fire, television point and UPVC double glazed French doors to rear.

### Dining Room

11'7 x 9'4 (3.53m x 2.84m)

UPVC double glazed bay window, central heating radiator, gas fire and open to kitchen.

### Kitchen

13'2 x 8'11 (4.01m x 2.72m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units with wood effect work surfaces, Belfast sink with mixer tap, space for American-style fridge freezer, integrated double oven with four ring induction hob and extractor hood, integrated dishwasher, plumbing for washing machine, spotlights, wood effect flooring and UPVC door to rear porch.

### Rear Porch

5'0 x 2'9 (1.52m x 0.84m)

Doors to WC, storage and UPVC double glazed door to rear.

### WC

5'0 x 3'4 (1.52m x 1.02m )

UPVC double glazed frosted window and dual flush WC.

## First Floor

### Landing

9'3 x 6'9 (2.82m x 2.06m)

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

### Bedroom One

12'10 x 11'5 (3.91m x 3.48m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Two

12'0 x 11'9 (3.66m x 3.58m)

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

### Bedroom Three

9'6 x 8'3 (2.90m x 2.51m )

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bathroom

6'3 x 5'4 (1.91m x 1.63m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed rainfall shower with rinse head, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

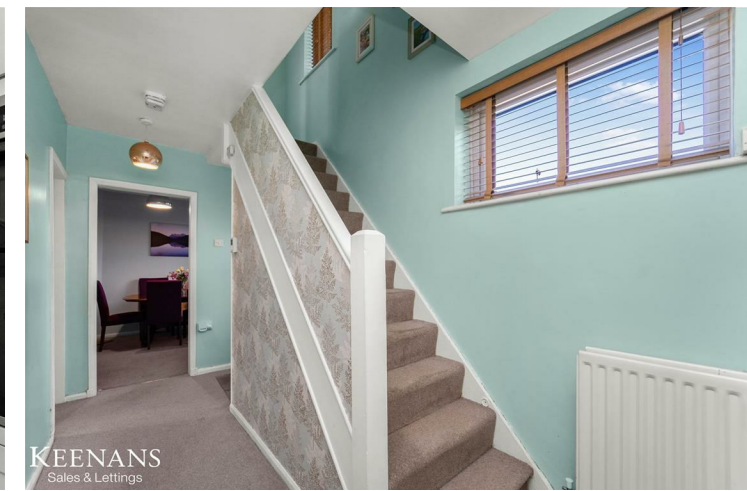
## External

### Rear

Enclosed garden with laid to lawn, paving and bedding areas.

### Front

Stone chip driveway, bedding areas, paving, mature shrubbery and timber shed.



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