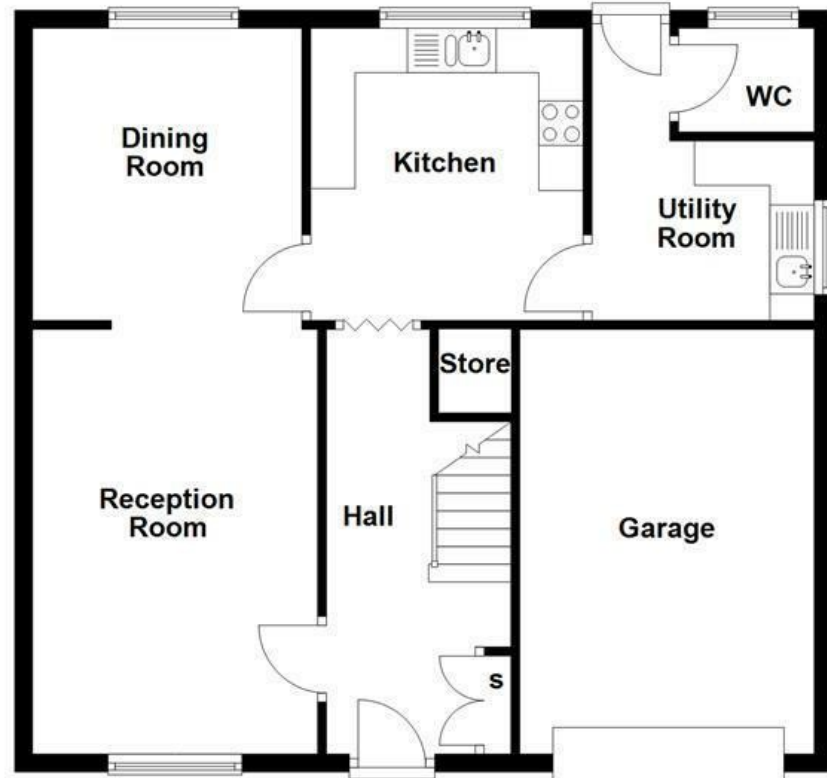
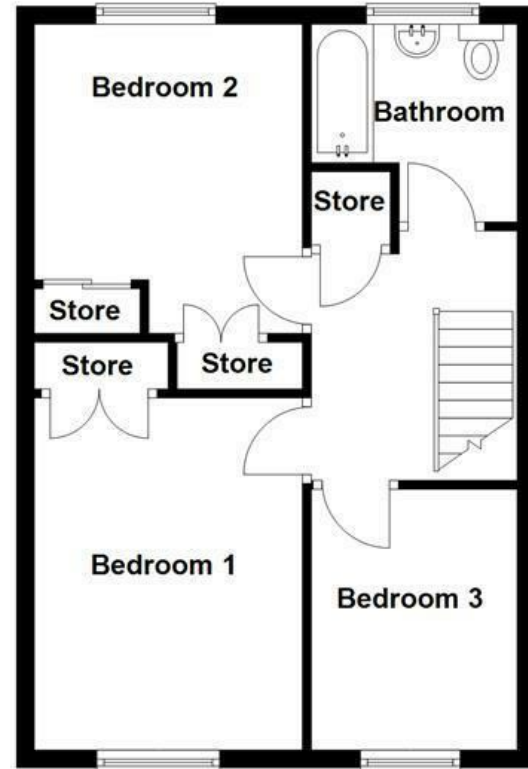


**Ground Floor**  
Approx. 71.9 sq. metres (774.4 sq. feet)



**First Floor**  
Approx. 44.4 sq. metres (478.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

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.

## Scott Avenue, Accrington, BB5 2XA

**£250,000**

ENVIABLE THREE BEDROOM DETACHED FAMILY HOME

Located on the desirable Scott Avenue in Accrington, this charming three-bedroom detached house offers a perfect blend of modern living and family comfort. The property boasts an inviting open-plan living and dining area, ideal for both entertaining guests and enjoying family time. The fitted kitchen is well-equipped, providing ample space for culinary creativity, while a separate utility room adds convenience to daily chores.

On the first floor, you will find three generous bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed, catering to the needs of a busy household.

Outside, the property features a lovely rear garden, perfect for children to play or for hosting summer barbecues. The driveway and garage provide secure parking and additional storage options, enhancing the practicality of this wonderful family home.

Situated in a sought-after location, this property is conveniently close to local schools, transport links, and various amenities, making it an ideal choice for families looking to settle in a vibrant community. This delightful home is not to be missed and is sure to attract considerable interest.

# Scott Avenue, Accrington, BB5 2XA

£250,000



- Three Bedroom Detached Home
- Separate Utility Room
- Off Road Parking
- Tenure - Freehold
- Open Plan Living Dining
- Rear Family Garden
- EPC Rating - D
- Modern Fitted Kitchen
- Sought After Residential Location
- Council Tax Band - D

## Ground Floor

### Entrance

UPVC door to hall.

### Hall

16'5 x 6'10 (5.00m x 2.08m)

Central heating radiator, smoke alarm, doors to reception room, kitchen and two storage cupboards, stairs to first floor.

### Reception Room

15'8 x 10'6 (4.78m x 3.20m)

UPVC double glazed windows, central heating radiator, electric fire, open to dining room, wood effect lino flooring.

### Dining Room

10'9 x 7'11 (3.28m x 2.41m)

UPVC double glazed window, central heating radiator, door to kitchen, wood effect laminate flooring.

### Kitchen

10'7 x 10'1 (3.23m x 3.07m)

UPVC double glazed window, central heating radiator, wood panelled wall and base units, granite effect surfaces, ceramic one and a half sink and drainer with mixer tap, space for four ring hob and oven, extractor hood, space for fridge freezer, tiled splashbacks, door to utility, tiled flooring.

### Utility Room

10'9 x 8'3 (3.28m x 2.51m)

UPVC double glazed window, panelled wall and base units, tiled surfaces, composite sink and drainer with mixer tap, plumbing for washing machine, tiled splashbacks, door to WC, UPVC frosted door to rear, tiled flooring.

### WC

5 x 3'10 (1.52m x 1.17m)

UPVC frosted window, central heating radiator, dual flush WC, wash basin with traditional taps, tiled flooring.

## First Floor

### Landing

9'1 x 7'7 (2.77m x 2.31m)

UPVC double glazed window, loft access, smoke alarm, doors to three bedrooms and bathroom.

### Bedroom One

13'5 x 9'11 (4.09m x 3.02m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

11'4 x 10 (3.45m x 3.05m)

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

### Bedroom Three

9'8 x 7'7 (2.95m x 2.31m)

UPVC double glazed window, central heating radiator.

### Bathroom

7'7 x 7'5 (2.31m x 2.26m)

UPVC frosted window, central heated radiator, dual flush WC, wash basin with traditional taps, panelled bath with tradition taps and electric shower, tiled elevations, tile effect lino flooring.

## External

### Front

Paved driveway, shrubbery, stone flags.

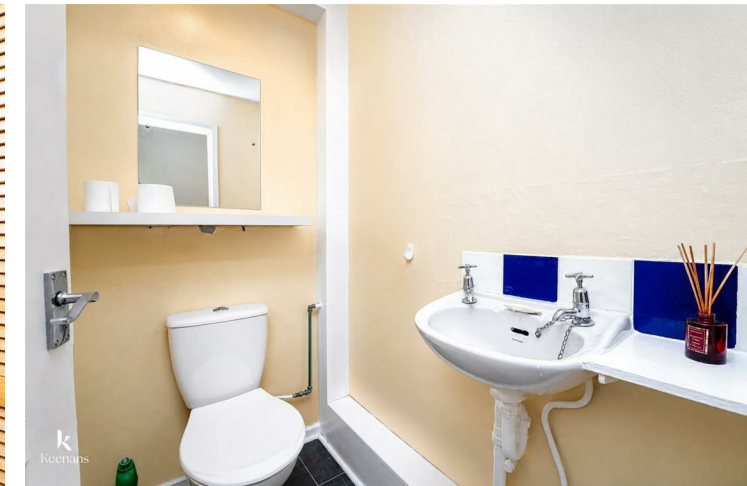
### Garage

16'9 x 9 (5.11m x 2.74m)

Power

### Rear

Enclosed laid to lawn garden, stone flagging, shrubbery, bedding areas, stone chippings.



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