



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
England & Wales	EU Directive 2002/91/EC	

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Shelley Drive, Accrington, BB5 2QS

Offers Over £260,000

AN EXCEPTIONAL, EXTENDED SEMI DETACHED FAMILY HOME

Nestled in the sought-after area of Baxenden on Shelley Drive, this exquisite extended semi-detached dormer bungalow is a remarkable find for any discerning buyer. With its impressive ground floor extension, the property boasts three well-appointed double bedrooms, fantastic office space which is currently being used as a fourth bedroom and three modern bathrooms, ensuring ample space for family living.

The heart of this home is undoubtedly the enviable open plan kitchen diner, which is perfect for both entertaining and everyday family life. The kitchen is fitted with stylish fixtures and fittings, seamlessly blending functionality with contemporary design. The beautifully landscaped gardens provide a serene outdoor space, ideal for relaxation or hosting gatherings.

This property has been presented and updated to the highest standard, showcasing immaculate interiors that reflect a keen attention to detail. With an abundance of storage space, it caters perfectly to the needs of a modern family, allowing for a clutter-free environment.

Conveniently located, this home is just a stone's throw away from the village's amenities, including local schools, bus routes, and excellent network links to Accrington, Rossendale, and Manchester. The current owners have transformed this property into a luxurious and spacious family home, making it truly ready to move straight into.

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 3  3  1  D

- Beautifully Presented Semi Detached Property
 - Open Plan Living
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Perfect Family Home
 - Tenure Leasehold
- Three Bathrooms
 - Immaculate Externals
 - Council Tax Band C

Ground Floor

Entrance Vestibule

2'9 x 2'5 (0.84m x 0.74m)

Composite double glazed frosted front door, meter cupboard, solid wood flooring and single glazed frosted door to hall.

Hall

10'5 x 6'2 (3.18m x 1.88m)

Central heating radiator, smoke detector, solid wood flooring, doors leading to reception room, kitchen/dining area, bedroom two and bathroom.

Reception Room

17'11 x 10'10 (5.46m x 3.30m)

UPVC double glazed inset bay window, central heating radiator, coving, gas fire with granite hearth and surround, spotlights and television point.

Bedroom Two

10'0 x 8'10 (3.05m x 2.69m)

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

Bathroom

7'2 x 5'5 (2.18m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap and rinse head, tiled elevations, spotlights, PVC panelled elevations, integrated linen cupboard and tiled flooring.

Kitchen/Dining Area

20'1 x 15'11 (6.12m x 4.85m)

Two UPVC double glazed windows, two central heating radiators, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, central island with breakfast bar, spotlights, solid wood flooring, door to inner hall and open to conservatory.

Conservatory

8'2 x 7'5 (2.49m x 2.26m)

UPVC double glazed windows, polycarbonate roof, central heating radiator, solid wood flooring and UPVC double glazed French doors to rear.

Inner Hall

8'7 x 3'8 (2.62m x 1.12m)

Central heating radiator, smoke detector, wood effect laminate flooring, doors leading to utility and bedroom one.

Utility

10'2 x 7'11 (3.10m x 2.41m)

Range of wood effect panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, under unit lighting, integrated boiler, wood effect laminate flooring and UPVC double glazed French doors to front.

Bedroom One

16'2 x 11'2 (4.93m x 3.40m)

Central heating radiator, television point, storage cupboard, sliding door to walk-in wardrobe, door to en suite and UPVC double glazed French doors to rear.

Walk-in Wardrobe

4'9 x 4'4 (1.45m x 1.32m)

En Suite

6'10 x 6'2 (2.08m x 1.88m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower enclosed, tiled elevations, PVC to ceiling and tiled flooring.

First Floor

Landing

9'11 x 6'7 (3.02m x 2.01m)

Smoke detector, doors leading to bedroom three, office, shower room and store room.

Bedroom Three

14'0 x 12'8 (4.27m x 3.86m)

UPVC double glazed window, central heating radiator and double doors to walk-in wardrobe.

Walk-in Wardrobe

6'11 x 3'11 (2.11m x 1.19m)

Shower Room

6'7 x 5'7 (2.01m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, electric feed shower enclosed, tiled elevations and tiled flooring.

Office

9'3 x 6'10 (2.82m x 2.08m)

Velux window.

Store Room

10'9 x 11'3 (3.28m x 3.43m)

External

Rear

Enclosed garden with artificial lawn, decking, seating, store area and summerhouse with power and lighting.

Front

Laid to lawn garden with bedding, tarmac driveway and carport.



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