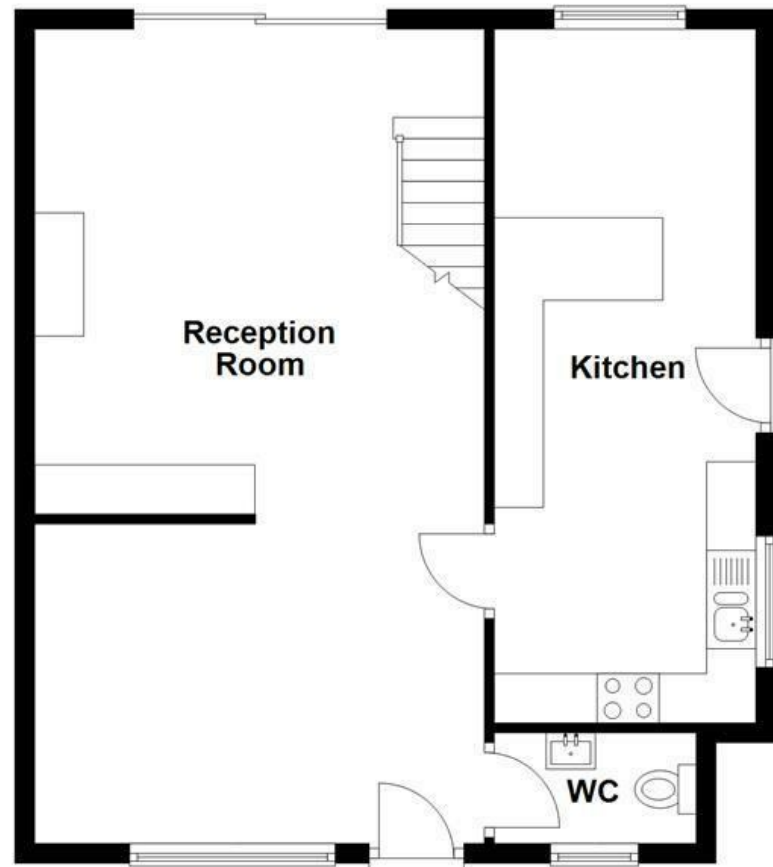
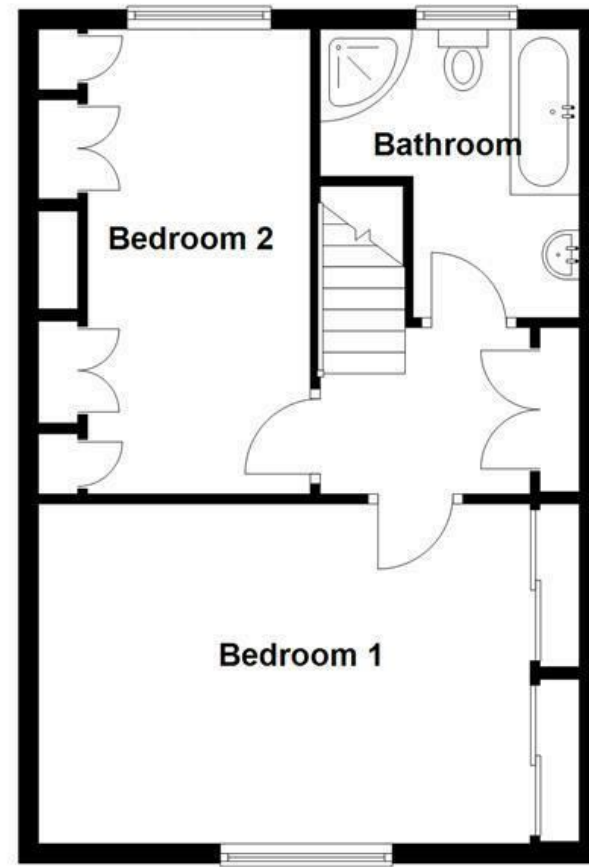


Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |  |
|---------------------------------------------|-------------------------|-----------|--|
|                                             | Current                 | Potential |  |
| Very energy efficient - lower running costs |                         |           |  |
| (92 plus) A                                 |                         | 84        |  |
| (81-91) B                                   |                         |           |  |
| (69-80) C                                   |                         |           |  |
| (55-68) D                                   | 67                      |           |  |
| (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.

## Woodfield Avenue, Accrington, BB5 2PJ

### Offers Over £265,000

A GORGEOUS, NEUTRALLY FINISHED TWO BEDROOM DETACHED HOME

Nestled in the heart of Accrington on the desirable Woodfield Avenue, this charming detached house presents an excellent opportunity for a professional couple or a small family seeking their ideal home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed into a spacious living room that flows seamlessly into an open-plan kitchen and dining area, perfect for entertaining guests or enjoying family meals. The modern kitchen is designed with functionality in mind, making it a delightful space for culinary pursuits.

The bathroom is contemporary and well-appointed, ensuring comfort and convenience for all residents. Additionally, the property features a summer house, currently set up as a home office, which offers versatility and could easily be transformed into a home gym or a creative space to suit your needs.

Outside, the property benefits from parking for up to three vehicles, a rare find in such a sought-after location. The garden area provides a lovely outdoor space for relaxation or play, enhancing the overall appeal of this delightful home.

# Woodfield Avenue, Accrington, BB5 2PJ

## Offers Over £265,000

 **2**  **2**  **1**  **D**

- Exquisite Detached Property
- Presented to Highest Standard Throughout
- Off Road Parking and Garage
- EPC Rating D
- Two Double Bedrooms
- Sought After Location
- Tenure Leasehold
- Modern Four Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band D

### Ground Floor

#### Entrance

Composite double glazed front door to reception room.

#### Reception Room

21'2 x 15'0 (6.45m x 4.57m)

UPVC double glazed window, three central heating radiators, spotlights, coving, wood panelling, log burner, exposed stone, television point, two feature wall lights, doors to WC and kitchen, UPVC double glazed sliding door to rear and stairs to first floor.

#### WC

6'9 x 3'8 (2.06m x 1.12m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, spotlights and vinyl flooring.

#### Kitchen

23'1 x 8'9 (7.04m x 2.67m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate work surfaces, breakfast bar, integrated oven with four ring electric hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, integrated dishwasher, vinyl flooring and UPVC double glazed frosted door to side elevation.

### First Floor

#### Landing

Loft access, smoke detector, doors leading to two bedrooms, bathroom and storage.

#### Bedroom One

14'6 x 11'1 (4.42m x 3.38m)

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

#### Bedroom Two

15'6 x 8'10 (4.72m x 2.69m)

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

#### Bathroom

9'7 x 8'10 (2.92m x 2.69m)

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

### External

#### Rear

Enclosed garden with artificial lawn, paving, slate chippings and access to home office.

#### Home Office

15'9 x 7'0 (4.80m x 2.13m)

UPVC double glazed window, electric heater, spotlights, wood panelling and wood effect flooring.



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