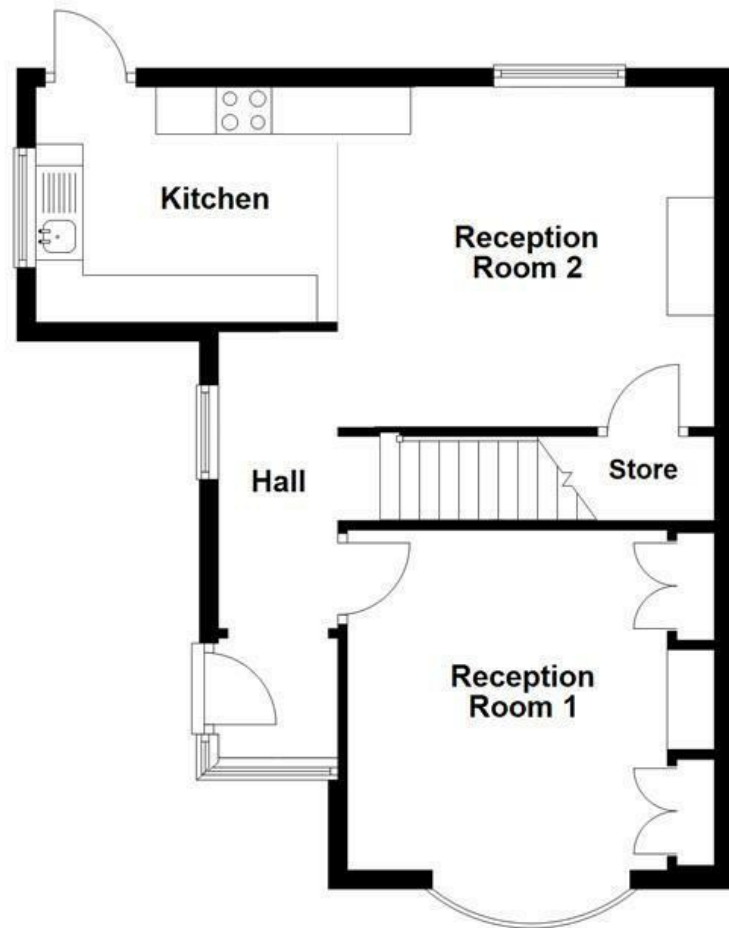
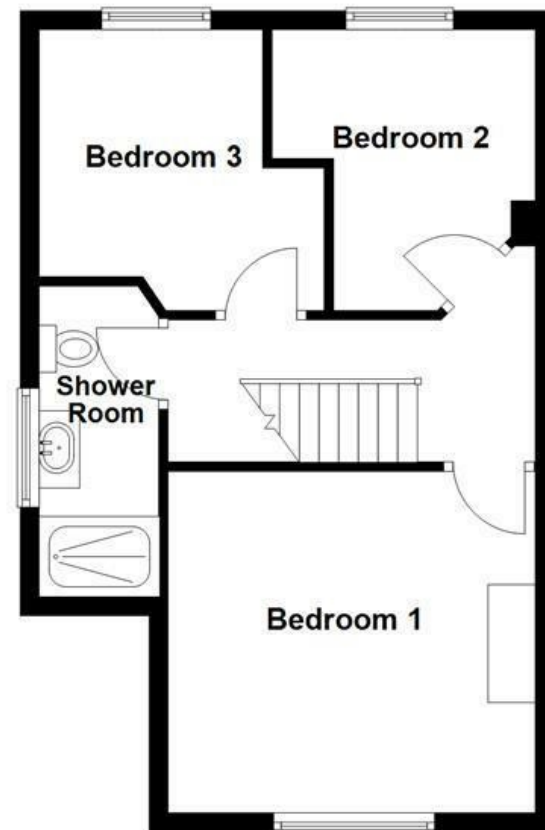


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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.

Poulton Avenue, Accrington, BB5 5EP

Offers Over £220,000

A STUNNING RENOVATED FAMILY HOME

Welcome to this stunning semi-detached house located on Poulton Avenue in Accrington. Recently fully renovated, this property boasts a chic modern style that is sure to impress. With three well-proportioned bedrooms and two inviting reception rooms, it offers ample space for families or those seeking a comfortable home.

The heart of the home is undoubtedly the newly fitted kitchen, which combines functionality with contemporary design, making it perfect for both cooking and entertaining. The gorgeous shower room adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable.

The exterior of the property is designed for low maintenance, allowing you to spend more time enjoying your new home rather than worrying about upkeep. Additionally, off-road parking is available, providing you with the convenience and security that is often sought after in family homes.

Situated in a convenient location, this property offers excellent access to local amenities, schools, and commuter routes, making it an ideal choice for families looking to settle in a vibrant community. This home is ready for you to move straight in, making it a perfect opportunity for those seeking a hassle-free transition. Don't miss the chance to make this beautiful house your new home.

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Poulton Avenue, Accrington, BB5 5EP

Offers Over £220,000

 3  1  2  C

- Exquisite Semi Detached Property
 - Three Piece Bathroom Suite
 - Off Road Parking
 - EPC Rating C
- Fully Renovated
 - Open Plan Living
 - Tenure Freehold
- Three Bedrooms
 - Immaculate Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Porch

4'3 x 3'11 (1.30m x 1.19m)
UPVC double glazed frosted front door and windows, Kardean flooring with underfloor heating and open to hall.

Hall

10'3 x 4'2 (3.12m x 1.27m)
UPVC double glazed window, Kardean flooring with underfloor heating, door to reception room one, open to reception room two and stairs to first floor with feature lighting.

Reception Room One

12'9 x 11'10 (3.89m x 3.61m)
UPVC double glazed bow window, central heating radiator, television point, fitted alcove storage with acoustic wood panelling, LED feature lighting, spotlights and underfloor heating.

Reception Room Two

12'10 x 11'10 (3.91m x 3.61m)
UPVC double glazed window, central heating radiator, spotlights, Kardean flooring with underfloor heating, open to kitchen and under stairs storage with underfloor heating.

Kitchen

10'6 x 8'2 (3.20m x 2.49m)
UPVC double glazed frosted window, range of panel wall and base units with laminate work surfaces, integrated oven with four ring electric hob, composite sink and drainer with mixer tap, integrated fridge freezer, spotlights, Kardean flooring with underfloor heating, plinth lighting and double glazed frosted door to rear.

First Floor

Landing

Loft access, smoke detector, glass balustrade, doors leading to three bedrooms and shower room.

Bedroom One

12'10 x 11'10 (3.91m x 3.61m)
UPVC double glazed window, central heating radiator, part wood panelled elevation, spotlights and feature lighting.

Bedroom Two

9'9 x 9'2 (2.97m x 2.79m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'6 x 8'6 (2.59m x 2.59m)
UPVC double glazed window and central heating radiator.

Shower Room

10'10 x 5'5 (3.30m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, dual flush W/C, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower, recessed shelf and feature light, part wood panelled elevations, part tiled elevations, spotlights and tiled flooring with underfloor heating.

External

Rear

Enclosed garden with artificial lawn, gravel chippings, bedding areas and store.

Front

Gravel chippings and bedding areas.



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