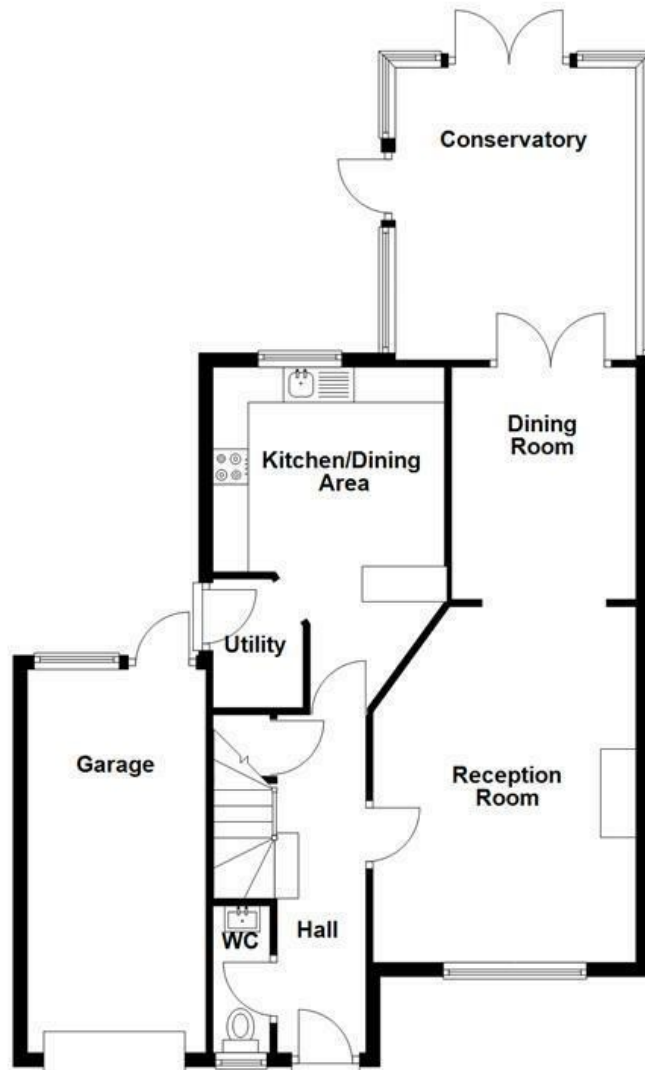
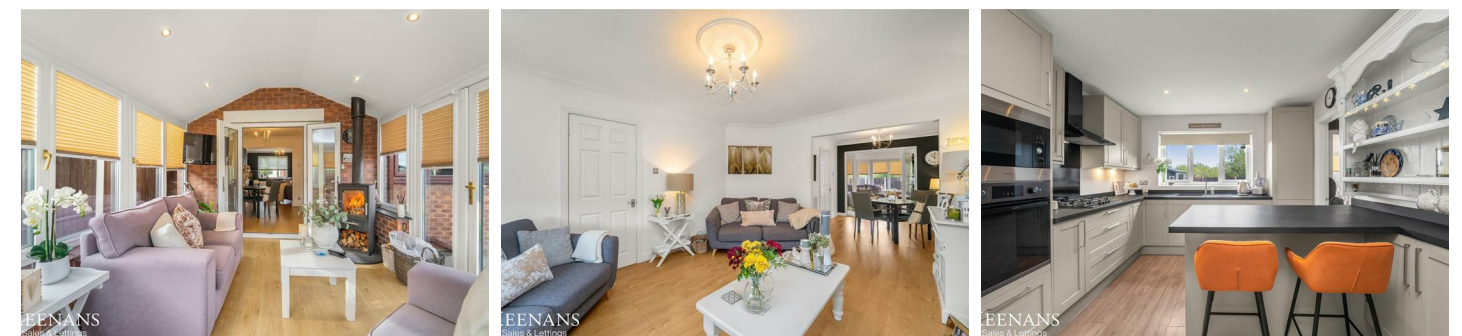
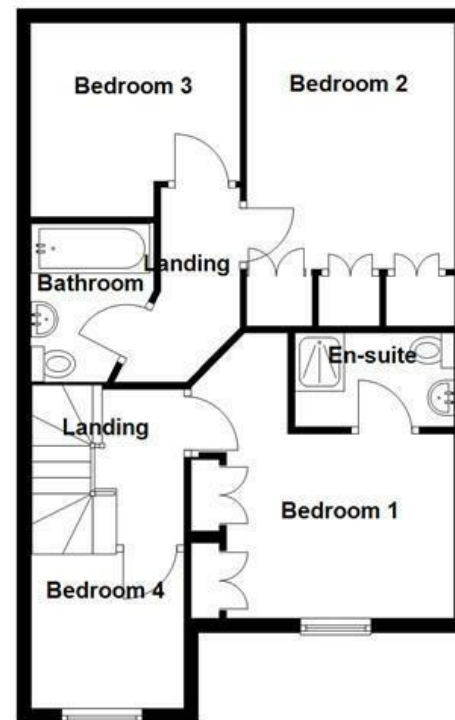


Ground Floor



First Floor



Willow Park, Accrington, BB5 3QY

£320,000

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Located in the tranquil cul-de-sac of Willow Park, Oswaldtwistle, this splendid four-bedroom detached family home offers a perfect blend of comfort and modern living. The property boasts a spacious lounge adorned with tasteful decor, creating an inviting atmosphere for relaxation and family gatherings. The open-plan layout seamlessly connects the dining room to a bright conservatory, allowing natural light to flood the space and providing an ideal setting for entertaining or enjoying quiet moments.

The modern kitchen diner is equipped with contemporary fixtures and fittings, ensuring a delightful cooking experience. Additionally, a separate utility area enhances practicality, making daily chores more manageable. The main bedroom features an en suite shower room, providing a private retreat, while the family bathroom and convenient downstairs WC cater to the needs of the entire household.

Outside, the property is complemented by a driveway that accommodates multiple vehicles, along with a garage for added convenience. The south-facing landscaped garden is a true highlight, offering a lovely outdoor space for children to play or for hosting summer barbecues with family and friends.

This home is situated in a great location, combining the peace of a quiet neighbourhood with easy access to local amenities. It is an ideal choice for families seeking a spacious and well-appointed residence in a desirable area. Don't miss the opportunity to make this charming property your new home.

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		
	69	81
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.

Willow Park, Accrington, BB5 3QY

£320,000



- Tenure Leasehold
 - Off Road Parking For Numerous Vehicles
 - Four Well Proportioned Bedrooms
 - Easy Access To Major Network Links
- Council Tax Band E
 - Viewing Essential
 - South Facing Landscaped Garden
- EPC Rating C
 - Ideal Family Home
 - Abundance Of Indoor And Outdoor Space

Ground Floor

Entrance

Composite door to hall.

Hall

15'8 x 7'2 (4.78m x 2.18m)

Central heating radiator, spotlights, coving, stairs to first floor, under stairs storage, doors to reception room, kitchen/dining area, WC and wood effect laminate flooring.

WC

6'9 x 2'9 (2.06m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled splash back, tiled floor and spotlights.

Kitchen/Dining Area

15' x 10'8 (4.57m x 3.25m)

UPVC double glazed window, central heating radiator, wall and base units, granite work tops, composite sink and drainer with mixer tap, integrated oven and microwave, four ring gas hob, extractor hood, island, doors to dining room and utility, spotlights and wood effect laminate flooring.

Utility

6' x 4'3 (1.83m x 1.30m)

Composite double glazed door to rear, plumbed for washing machine, space for fridge freezer, central heating radiator, spotlights and wood effect laminate flooring.

Reception Room

16'6 x 12'2 (5.03m x 3.71m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire, open archway to dining room and wood effect laminate flooring.

Dining Room

10'9 x 8'7 (3.28m x 2.62m)

UPVC double glazed French doors to conservatory, coving, ceiling rose, central heating radiator and wood effect flooring.

Conservatory

13'6 x 11'2 (4.11m x 3.40m)

UPVC double glazed windows, UPVC double glazed French doors to rear, television point, log burning stove, spotlights and wood effect laminate flooring.

First Floor

Landing

14'4 x 9'5 (4.37m x 2.87m)

UPVC double glazed frosted leaded window, coving, smoke alarm, central heating radiator, storage, doors to four bedrooms and bathroom.

Bedroom One

13'3 x 12'7 (4.04m x 3.84m)

UPVC double glazed window, central heating radiator, storage and door to en suite.

En Suite

7'9 x 4'5 (2.36m x 1.35m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, enclosed direct feed shower, tiled elevation, spotlights and tiled floor.

Bedroom Two

11'5 x 9'7 (3.48m x 2.92m)

UPVC double glazed window, central heating radiator, storage and wood effect flooring.

Bedroom Three

9'8 x 9' (2.95m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Four

7'2 x 6'11 (2.18m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

6'2 x 5'9 (1.88m x 1.75m)

UPVC double glazed frosted leaded window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower, tiled elevation, spotlights and tiled floor.

External

Rear Garage

17'10 x 8'4 (5.44m x 2.54m)

Access to Baxi boiler, hardwood frosted window and door, storage, power and lighting. (Access front and rear).

Rear

Enclosed laid to lawn garden, imprinted stone paving, stone chippings and bedding areas.



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