



## Wooley Lane, Accrington, BB5 2XB

### Offers Over £400,000

#### IMPRESSIVE DETACHED FAMILY HOME

Nestled on the charming Wooley Lane in Accrington, this stunning four-bedroom detached family home offers an exceptional living experience with immaculate presentation throughout. As you step into the property, you are welcomed by a spacious entrance hall that leads to a delightful reception room, perfect for relaxing or entertaining guests. The ground floor boasts a modern dining kitchen, designed to cater to all your culinary needs, along with a convenient WC.

Venturing to the first floor, you will find four generously sized bedrooms, providing ample space for family living or guest accommodation. The family bathroom is well-appointed, ensuring comfort and convenience for all.

The exterior of the property is equally impressive, featuring a large garden to the rear, complete with a patio seating area that invites you to enjoy al fresco dining or simply unwind in the fresh air and a fantastic summer house/home office. Additionally, the property benefits from a garage and a driveway, offering plenty of parking space.

Situated close to a variety of local amenities, including shops, schools, and excellent transport links, this home is ideally located for families and commuters alike. This remarkable property is a perfect blend of modern living and convenience, making it an ideal choice for those seeking a new family home in Accrington. Don't miss the opportunity to make this stunning house your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	
<b>England &amp; Wales</b>	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.



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- Outstanding Detached Property
  - Presented to Highest Standard Throughout
  - Ample Off Road Parking and Garage
  - EPC Rating C
- Four Bedrooms
  - Abundance of Living Space
  - Tenure Leasehold
- Four Piece Bathroom Suite
  - Stunning Rear Garden Featuring Summer House/Home Office
  - Council Tax Band D

### Entrance Hall

11'8 x 6'2 (3.56m x 1.88m )

Composite double glazed frosted Rockdoor front entrance door and windows, wood effect Karndeian flooring, solid oak doors leading to reception room, four bedrooms and family bathroom.

### Reception Room

22'6 x 12'9 (6.86m x 3.89m)

Two UPVC double glazed windows, central heating radiator, multifuel log burner, television point and bi-folding doors to kitchen/dining area.

### Kitchen/Dining Area

22'6 x 10'10 (6.86m x 3.30m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with solid oak work surfaces, tiled splashback, ceramic sink and drainer with high spout chrome mixer tap, range cooker with gas hob and integrated extractor hood, integrated fridge freezer, integrated dishwasher, integrated wine fridge, spotlights, wood effect Karndeian flooring and solid oak door to utility.

### Utility

5'5 x 4'3 (1.65m x 1.30m )

UPVC double glazed window, solid oak work surface, tiled splashback, plumbing for washing machine, space for dryer, wood effect Karndeian flooring and UPVC double glazed door to rear.

### Bedroom One

11'8 x 10'6 (3.56m x 3.20m)

UPVC double glazed window, central heating radiator, spotlights, television point and fitted wardrobes.

### Bedroom Two

8'7 x 9'4 (2.62m x 2.84m )

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'9 x 8'7 (2.67m x 2.62m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

8'8 x 8'7 (2.64m x 2.62m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'10 x 8'7 (3.00m x 2.62m )

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and rinse head, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights and tiled flooring.

### External

#### Rear

Enclosed garden with Indian stone paving, artificial lawn, bedding areas and access to summer house/home office.



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