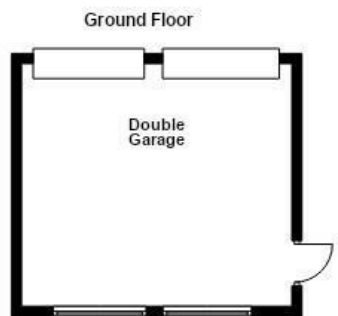




Hollins Lane, Accrington, BB5 2LB

£375,000

AN EXQUISITE FULLY RENOVATED SEMI DETACHED FAMILY HOME ON A SOUGHT AFTER ROAD

Nestled on the highly desirable Hollins Lane in Accrington, this exceptional three-bedroom semi-detached home has undergone a comprehensive renovation, having been stripped back to brick and meticulously rebuilt and finished to an outstanding standard. No detail has been missed, resulting in a beautifully presented, turnkey family home where quality craftsmanship and contemporary design are evident throughout.

The property offers three generously sized double bedrooms alongside two spacious and inviting reception rooms, providing excellent versatility for both family living and entertaining. At the heart of the home is the newly fitted bespoke kitchen, thoughtfully designed to combine stylish finishes with everyday functionality. A newly fitted first-floor shower room and convenient downstairs WC further complement the accommodation, with every aspect of the interior carefully considered as part of the extensive renovation.

Externally, the property continues to impress with beautifully landscaped gardens to both the front and rear. A double garage, off-road parking to the rear and additional land to the front provide excellent parking options, while gated rear access adds further convenience.

Ideally positioned for families, the home is close to a range of amenities, well-regarded schools including Hollins Secondary and Baxenden St. John's Primary, and excellent transport links via the A56 and M66 towards Bury and Manchester. Oak Hill Park and Haworth Art Gallery are also nearby, offering picturesque surroundings and walking routes.

Fully renovated from the brickwork outwards with no corners cut and no details missed, this remarkable home offers the rare opportunity to move straight in and enjoy an exceptional standard of modern family living.

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		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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**3**

**1**

**2**



- An Enviaible Semi Detached Property
 - Perfect Family Home In A Sought After Area
 - Off Road Parking
 - Tenure - Leasehold
- Three Bedrooms
 - Fully Replastered And Rewired And A New Boiler
 - EPC Rating - TBC
- Fully Renovated Back To Brick
 - Fully Landscaped Garden
 - Council Tax Band - E

Ground Floor

Entrance

Composite double glazed frosted leaded door to the entrance hall.

Entrance Hall

4 x 3'4 (1.22m x 1.02m)

Bespoke tiled flooring, door to the WC, hardwood single glazed frosted door to the hallway.

WC

5'4 x 3'4 (1.63m x 1.02m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer two, picture rail, wood effect laminate flooring.

Hall

10'4 x 8'10 (3.15m x 2.69m)

UPVC double glazed leaded window, bespoke cast iron central heating radiator, coving, picture rail, under staircase storage cupboard, bespoke tiled flooring, hardwood doors to two reception rooms, kitchen and staircase to the first floor.

Reception Room One

17'1 x 12'11 (5.21m x 3.94m)

UPVC double glazed bow window, bespoke central heating radiator, coving, traditional open coal fire with tiled hearth and surround, television point.

Reception Room Two

16'10 x 14 (5.13m x 4.27m)

Central heating radiator, coving, open coal gas fire with granite hearth and marble and sandstone surround, television point, solid oak flooring, UPVC double glazed French doors to the conservatory.

Conservatory

11'8 x 8'9 (3.56m x 2.67m)

UPVC double glazed surrounding windows, central heating radiator, double glazed roof, wood effect herringbone linoleum flooring, UPVC double glazed French doors to the rear.

Kitchen

14 x 9'10 (4.27m x 3.00m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, granite effect surface, tiled splash backs, composite sink and drainer with mixer tap,

integrated Zanussi high rise electric double oven with a four ring induction hob and extractor hood, integrated fridge freezer and dishwasher, integrated boiler, under unit lighting, wood effect laminate flooring, composite double glazed frosted door to the utility room.

Utility Room

4'4 x 3'8 (1.32m x 1.12m)

UPVC double glazed surrounding windows, PVC panelling to the ceiling, plumbing for a washing machine, wood effect linoleum flooring, UPVC double glazed door to the rear.

First Floor

Landing

10'8 x 9'2 (3.25m x 2.79m)

UPVC double glazed leaded window, smoke alarm, picture rail, storage cupboard, hardwood doors to three bedrooms and bathroom.

Bedroom One

13'11 x 12'10 (4.24m x 3.91m)

UPVC double glazed window, central heating radiator, picture rail.

Bedroom Two

14 x 12 (4.27m x 3.66m)

UPVC double glazed window with integrated seating, central heating radiator, wood panelled elevations, fitted wardrobes.

Bedroom Three

9'10 x 8 (3.00m x 2.44m)

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

Shower Room

6'10 x 6'5 (2.08m x 1.96m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevations, spotlights, extractor fan, loft hatch, wood effect linoleum flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding, decking, greenhouse, power, lighting, vegetable patches, outhouse and double garage and double gates for a driveway.

Outhouse Bar

9'3 x 7'2 (2.82m x 2.18m)

UPVC double glazed window, power and lighting

Double Garage

18'3 x 15'11 (5.56m x 4.85m)

Hardwood single glazed window, power, lighting, two up and over garage doors.

Front

Stone chipped garden with mosaic paved and bedding.

