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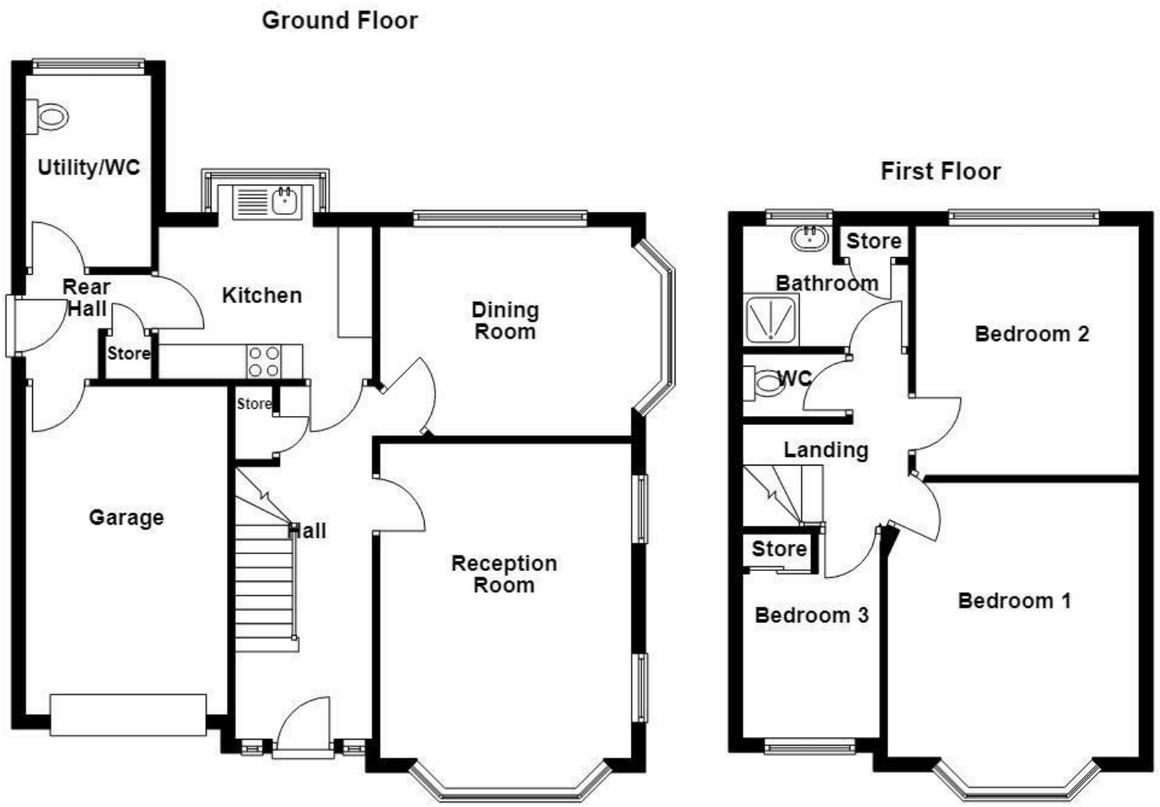

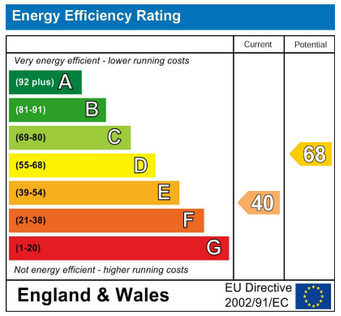

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Royds Avenue, Accrington, BB5 2LE

£289,950

DESIRABLE THREE BEDROOM DETACHED PROPERTY

Located on the tranquil Royds Avenue in Accrington, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. Set on a generous plot, the property is not overlooked, ensuring a sense of privacy and serenity. The lovely wrap-around garden provides an ideal space for outdoor relaxation and entertaining, while the integral garage and driveway offer ample off-road parking.

Inside, the home boasts two inviting living areas, perfect for family gatherings or quiet evenings. The fitted kitchen is well-equipped, making meal preparation a delight. A convenient downstairs WC and utility area enhance the practicality of the layout, catering to the needs of modern living.
Upstairs, you will find three spacious bedrooms, each designed to provide a restful retreat. The accessible shower room and separate WC on the first floor add to the home's functionality, ensuring comfort for all family members.
The property is ideally located close to local parks and schools, making it a fantastic choice for families. Additionally, the lovely views to the rear create a picturesque backdrop, enhancing the overall appeal of this delightful home. This property is a wonderful opportunity for those seeking a spacious and well-appointed family residence in a desirable area.

Royds Avenue, Accrington, BB5 2LE

£289,950

3 1 2 E

- Three Bedroom Detached Family Home
- First Floor Shower Room
- Off Road Parking
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Wrap Around Gardens With Open Rear Views
- EPC Rating - E
- Fitted Kitchen With Utility Area
- Sought After Residential Location
- Council Tax Band - D

Ground Floor

Entrance
UPVC partial frosted door to hall.

Hall
17'1 x 6'5 (5.21m x 1.96m)

Central heating radiator, smoke alarm, doors to reception room one, reception room two and kitchen, stairs to first floor.

Reception Room One
17 x 12'3 (5.18m x 3.73m)

UPVC double glazed bay window, central heating radiator, gas fire, marble surround, coving, ceiling rose.

Reception Room Two
14'8 x 10'1 (4.47m x 3.07m)

Three UPVC double glazed windows, central heating radiator, UPVC double glazed door to rear.

Kitchen
9'7 x 9'5 (2.92m x 2.87m)

UPVC double glazed window, serving hatch, panelled wall and base units, granite surfaces, stainless steel one and a half sink and drainer with mixer tap, four ring gas burner hob, extractor unit, double oven, space for fridge freezer and dish washer, door to rear hall, spotlights, smoke alarm.

Rear Hall
6 x 2'10 (1.83m x 0.86m)

Wood effect laminate flooring, doors to WC, utility, storage and garage, UPVC frosted door to rear.

WC/ Utility
9'7 x 5'7 (2.92m x 1.70m)

Hardwood frosted leaded window, dual flush WC, vanity top washbasin with traditional taps, plumbing for washing machine, space for dryer, boiler, wood effect lino flooring.

Garage
18'7 x 8'11 (5.66m x 2.72m)

Atrium frosted window, power.

First Floor

Landing
9'10 x 7'8 (3.00m x 2.34m)

UPVC double glazed frosted window, loft access, smoke alarm, door to three bedrooms, WC and shower room.

Bedroom One
14'8 x 12 (4.47m x 3.66m)

UPVC double glazed bay window, central heating radiator, coving.

Bedroom Two
11'11 x 10'8 (3.63m x 3.25m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes.

Bedroom Three
9'3 x 6'5 (2.82m x 1.96m)

UPVC double glazed window, central heating radiator, over stairs storage.

Shower Room
7'8 x 5'5 (2.34m x 1.65m)

UPVC frosted window, walk in electric shower, wall mounted wash basin with mixer tap, storage, lino flooring.

WC
5'1 x 3'3 (1.55m x 0.99m)

UPVC frosted window, dual flush WC, coving, lino flooring.

External

Rear
Block paving, laid to lawn garden, mature shrubbery, bedding areas, shed, stone flags.

Front
Concrete drive, stone chippings, bedding areas, shrubbery.

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