



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Lynwood Avenue, Accrington, BB5 5RR

Offers Over £210,000

CHARMING TWO BEDROOM SEMI DETACHED TRUE BUNGALOW

Located on Lynwood Avenue in Clayton Le Moors, Accrington, this fantastic two-bedroom semi-detached bungalow offers a perfect blend of comfort and charm. The property boasts a well-designed layout, featuring two spacious double bedrooms that provide ample space for relaxation and rest.

As you enter, you are welcomed into a generous lounge that is both inviting and bright, making it an ideal space for entertaining guests or enjoying quiet evenings at home. The modern kitchen is equipped with contemporary fittings, ensuring that cooking and meal preparation are a pleasure. Adjacent to the kitchen, the stylish shower room adds to the convenience of this lovely home.

One of the standout features of this property is the bright conservatory, which floods the space with natural light and offers a serene spot to enjoy the views of the beautifully landscaped garden. The outdoor area is thoughtfully designed, providing a tranquil retreat for gardening enthusiasts or those who simply wish to unwind in a peaceful setting.

Additionally, the property includes a detached garage and a driveway, offering ample parking space and storage solutions. This bungalow is not only a practical choice for those seeking single-level living but also a wonderful opportunity to enjoy a well-maintained home in a desirable location.

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- Two Generously Sized Double Bedrooms
- Bright Conservatory
- Off Road Parking With Access To A Detached Garage
- Easy Access To Major Network Links
- Tenure Freehold
- EPC Rating D
- Viewing Recommended
- Council Tax Band C
- Landscaped Garden
- Contemporary Fitted Kitchen And Shower Room

Ground Floor

Entrance

UPVC frosted door to hall.

Hall

11'3 x 9'2 (3.43m x 2.79m)

Central heating radiator, coving, smoke alarm, doors to reception room, kitchen, two bedrooms, shower room and storage.

Reception Room

18'10 x 10'5 (5.74m x 3.18m)

Central heating radiator, coving, gas fire with stone surround and door to conservatory.

Conservatory

10'6 x 7'11 (3.20m x 2.41m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, part wood panel elevation, wood effect lino flooring and UPVC double glazed French doors to rear.

Kitchen

10'3 x 9'9 (3.12m x 2.97m)

UPVC double glazed window, central heating radiator, coving, panel wall and base units, marble effect work tops, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, Bosch oven, four ring electric hob, extractor hood, integrated fridge freezer, spotlights, UPVC frosted door to rear and tiled effect lino flooring.

Bedroom One

13'3 x 10'1 (4.04m x 3.07m)

UPVC double glazed leaded window, central heating radiator, coving, fitted wardrobe and wood effect laminate flooring.

Bedroom Two

10'1 x 9'10 (3.07m x 3.00m)

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

Shower Room

6'1 x 5'3 (1.85m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower, PVC to ceiling, spotlights, tiled elevation and tiled flooring.

External

Rear

Enclosed garden with part paving and part block paving, decking and bedding areas.

Garage

16'10 x 11'9 (5.13m x 3.58m)

Two UPVC frosted windows, gloss wall and base units, vinyl surface, storage and power.

Front

Block paved drive, stone chippings, bedding areas and shrubbery.



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