



## Lynwood Avenue, Clayton Le Moors, BB5 5RR

### £250,000

#### AN EXCEPTIONAL FAMILY HOME

Nestled in the desirable Lynwood Avenue of Clayton Le Moors, Accrington, this exquisite four-bedroom semi-detached house is a true gem. Fully renovated to the highest standard, the property boasts immaculate presentation and a wealth of indoor and outdoor space, making it an ideal choice for a growing family.

As you step inside, you will be greeted by a stylish and modern interior that reflects the care and attention the current owners have invested in their home. The open-plan kitchen diner is a standout feature, providing a perfect space for family gatherings and entertaining guests. The contemporary fixtures and fittings throughout the property enhance its luxurious feel, ensuring comfort and convenience for everyday living.

Outside, the beautifully landscaped south-facing garden offers a serene retreat, perfect for enjoying the fresh air or hosting summer barbecues. The property also benefits from ample off-road parking and a detached garage, providing practical solutions for family life.

Situated within a sought-after estate, this home is not only a credit to its current owners but also a rare opportunity for prospective buyers. With its stylish interiors and modern amenities, this property is ready for you to move straight in and start creating lasting memories. Do not miss the chance to make this stunning house your new family home.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>85</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		
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.



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- Beautifully Presented Semi Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking and Garage
  - EPC Rating C
- Four Bedrooms
  - Move-in Ready
  - Tenure Leasehold
- Three Piece Shower Room
  - South-Facing Rear Garden
  - Council Tax Band C

Ground Floor

Entrance Hall

8'9 x 5'0 (2.67m x 1.52m)  
UPVC double glazed frosted front door, central heating radiator, coving, wood effect laminate flooring, oak doors leading to reception room, kitchen/dining area, WC and storage cupboard.

WC

5'10 x 2'7 (1.78m x 0.79m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, corner vanity top wash basin with mixer tap, tiled elevations and tiled flooring.

Reception Room

14'10 x 11'3 (4.52m x 3.43m )  
UPVC double glazed inset box window, two upright central heating radiator, gas fire with granite effect hearth and surround, television point, coving and oak door to kitchen/dining area.

Kitchen/Dining Area

19'7 x 17'8 (5.97m x 5.38m)  
Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with wood effect work surfaces and upstands, composite one and a half bowl sink and drainer with high spout mixer tap, three door range cooker with five ring gas hob and integrated extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated microwave, boiler, coving, spotlights, television point, wood effect laminate flooring, stairs to first floor and UPVC double glazed French doors to rear.

First Floor

Landing

9'5 x 2'9 (2.87m x 0.84m)  
Smoke detector, loft access, oak doors leading to four bedrooms and shower room.

Bedroom One

15'7 x 11'4 (4.75m x 3.45m )  
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

11'3 x 8'3 (3.43m x 2.51m )  
UPVC double glazed window, central heating radiator, coving and over stairs storage.

Bedroom Three

12'2 x 8'0 (3.71m x 2.44m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Four

8'1 x 8'0 (2.46m x 2.44m)  
UPVC double glazed window, central heating radiator and coving.

Shower Room

7'8 x 5'5 (2.34m x 1.65m )  
UPVC double glazed frosted window, central heated towel rail, walk-in double direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, PVC to ceiling and tiled effect viny flooring.

External

Rear

Enclosed garden with concrete resin, Indian stone paving, pergola and access to garage.

Front

Laid to lawn garden with stone chippings, off road parking and access to garage.

