



Lynwood Avenue, Accrington, BB5 5RS

£250,000

IMPRESSIVE THREE BEDROOM SEMI DETACHED HOME

Welcome to this stunning three-bedroom semi-detached house located on Lynwood Avenue in the desirable area of Clayton Le Moors, Accrington. This property has been fully renovated to a high standard, making it an ideal family home.

As you enter, you will be greeted by an inviting open-plan lounge and dining area, perfect for entertaining guests or enjoying family meals. The modern fitted kitchen is separate, providing a functional space for cooking and meal preparation. Additionally, there is a convenient downstairs WC for guests.

Upstairs, you will find three generously sized double bedrooms, offering ample space for relaxation and rest. The family bathroom is well-appointed, ensuring comfort for all family members.

The exterior of the property is equally impressive, featuring a driveway with an electric charging point, a garage for additional storage, and a delightful summer house equipped with electricity. The stunning rear garden is a true highlight, providing a tranquil outdoor space for children to play or for hosting summer gatherings.

Situated in a sought-after location, this home is perfect for families looking for a blend of modern living and outdoor enjoyment. With its excellent amenities and transport links nearby, Lynwood Avenue offers a wonderful community atmosphere. Do not miss the opportunity to make this beautiful property your new home.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 84 |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  2  C

- Tenure Leasehold
- Council Tax band C
- EPC Rating C
- Ample Off Road Parking And Access To Garage
- Three Generously Sized Bedrooms
- Ideal Family Home With Viewing Essential
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Abundance Of Indoor And Outdoor Space
- Easy Access To Major Network Links

Ground Floor

Entrance

Composite double glazed door to porch.

Porch

7'11 x 4'4 (2.41m x 1.32m)

Four UPVC double glazed windows, UPVC double glazed frosted window, wood clad to ceiling, wood effect lino flooring and UPVC frosted door to hall.

Hall

9'2 x 4'1 (2.79m x 1.24m)

Central heating radiator, coving, smoke alarm, doors to reception room, kitchen, WC, storage and wood effect laminate flooring.

WC

5'11 x 2'6 (1.80m x 0.76m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, coving, tiled elevation and lino flooring.

Kitchen

17'10 x 7'9 (5.44m x 2.36m)

Two UPVC double glazed windows, central heating radiator, gloss wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, oven, four ring induction hob, extractor hood, space for dishwasher, plumbed for washing machine, integrated fridge freezer, tiled splash back, tiled effect SPC flooring, door to dining room and UPVC frosted door to rear.

Open Plan Reception Room/Dining Room

28' x 11'4 (8.53m x 3.45m)

UPVC double glazed box window, two central heating radiators, coving, ceiling rose x two, stairs to first floor, wood effect laminate flooring and UPVC double glazed sliding doors to rear.

First Floor

Landing

9'3 x 2'7 (2.82m x 0.79m)

Loft access, doors to three bedrooms and bathroom.

Bedroom One

15'6 x 11'4 (4.72m x 3.45m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

20'4 x 8'5 (6.20m x 2.57m)

Two UPVC double glazed windows, central heating radiator, above stairs storage and coving.

Bedroom Three

12'11 x 8'6 (3.94m x 2.59m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

10'5 x 5'5 (3.18m x 1.65m)

UPVC double glazed frosted window, central heating radiator, coving, panel bath with mixer tap and rinse head, walk in direct feed rainfall shower and rinse head, dual flush WC, vanity top wash basin with mixer tap, PVC elevation and tiled floor.

External

Front

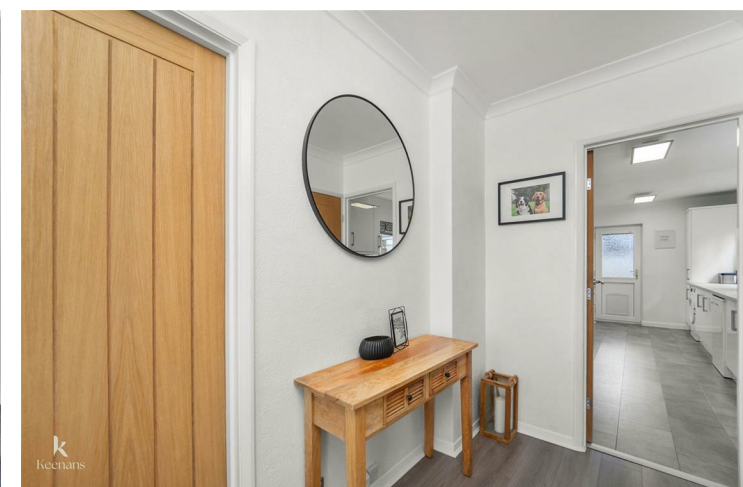
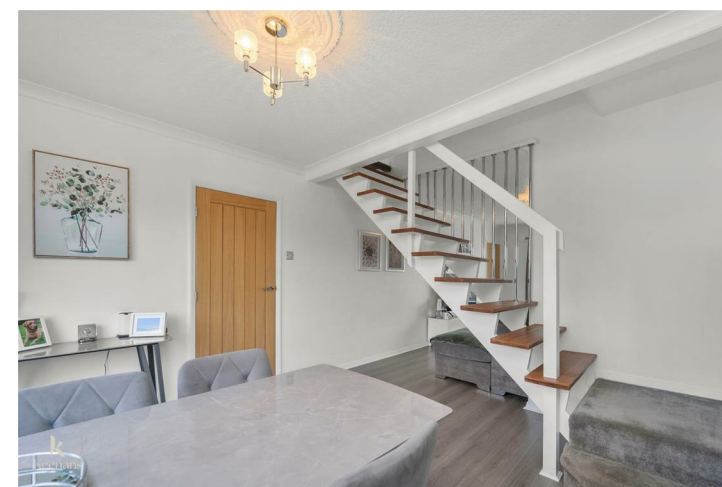
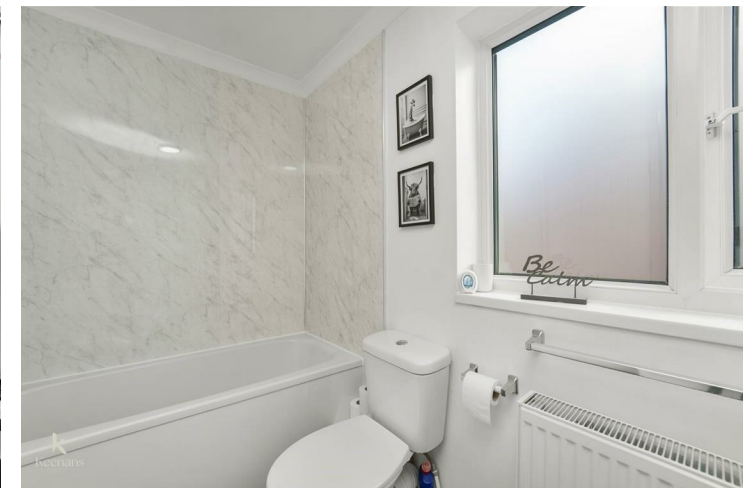
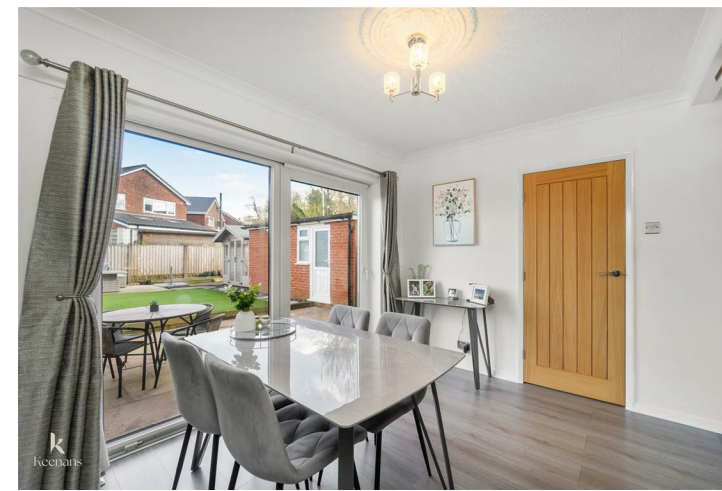
Laid to lawn garden, paved drive and EV charging point.

Garage

14'9 x 9'3 (4.50m x 2.82m)

Rear

Enclosed garden with artificial grass, slate chippings, stone flag, decking access to garage and summer house.



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