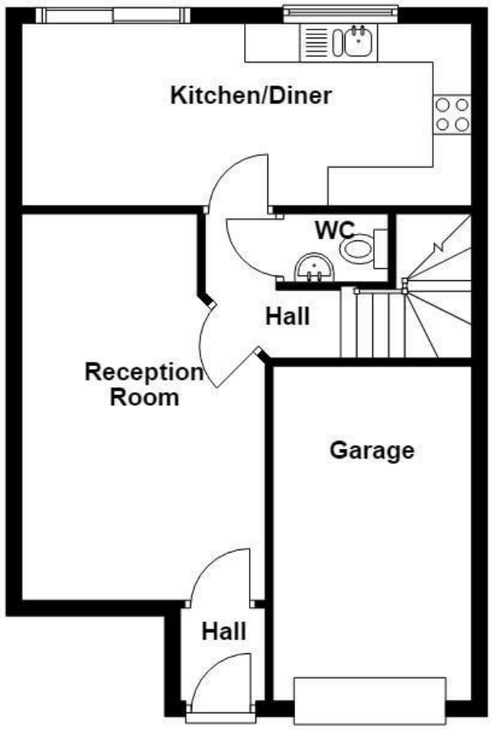
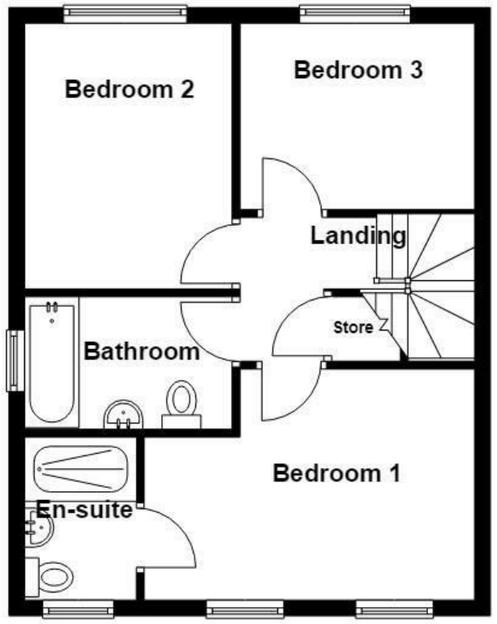
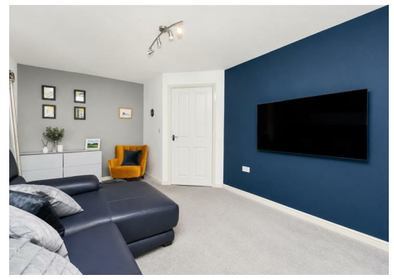
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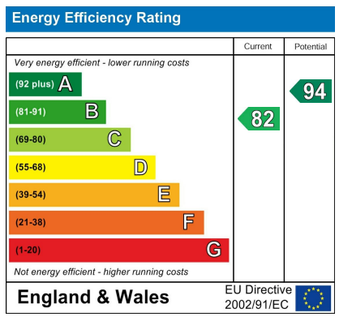












Hambledon Mill Park, Accrington, BB5 5FQ

Offers Over £180,000

AN EXQUISITE SEMI DETACHED FAMILY HOME ON A SOUGHT AFTER ESTATE

Nestled in the desirable Hambledon Mill Park area of Accrington, this enviable semi-detached family home offers a perfect blend of comfort and modern living. The property boasts a neutral decoration throughout, creating a warm and inviting atmosphere that is ready for you to make your own.

Spacious rooms are a hallmark of this home, with three generous double bedrooms providing ample space for family living. The two well-appointed bathrooms ensure convenience for busy mornings and family life. The heart of the home is undoubtedly the open-plan kitchen diner, which features modern fixtures and fittings, making it an ideal space for both cooking and entertaining.

Outside, the property is complemented by a fantastic garden space, perfect for children to play or for hosting summer gatherings. Additionally, the added garage provides extra storage or parking options, while off-road parking ensures that you will never have to worry about finding a space.

Situated within a sought-after estate, this home is located in a popular and convenient area, making it an excellent choice for families. With its combination of space, style, and practicality,

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.

7 Blackburn Road, BB5 1HF
Tel: 01254389384 | Email: info@keenans-estateagents.co.uk
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Hambledon Mill Park, Accrington, BB5 5FQ

Offers Over £180,000

3 2 1 B

- Three Double Bedroom Semi Detached Family Home
- Two Modern Bathrooms
- Driveway And Garage Providing Off Road Parking
- Tenure - Freehold
- Open Plan Kitchen Diner
- Generous Rear Garden
- EPC Rating - B
- Beautifully Presented Throughout
- Sought After Residential Development
- Council Tax Band - C

Ground Floor

Entrance Hallway
3'11 x 3'7 (1.19m x 1.09m)

Reception Room
16'3 x 10'3 (4.95m x 3.12m)

Hallway
11'3 x 6'3 (3.43m x 1.91m)

WC
4'5 x 2'11 (1.35m x 0.89m)

Kitchen
18'10 x 7'8 (5.74m x 2.34m)

First Floor

Landing
9'10 x 6'3 (3.00m x 1.91m)

Bedroom One
13'11 x 9'9 (4.24m x 2.97m)

En Suite
6'10 x 4'8 (2.08m x 1.42m)

Bedroom Two
11'3 x 8'9 (3.43m x 2.67m)

Bedroom Three
9'10 x 7'10 (3.00m x 2.39m)

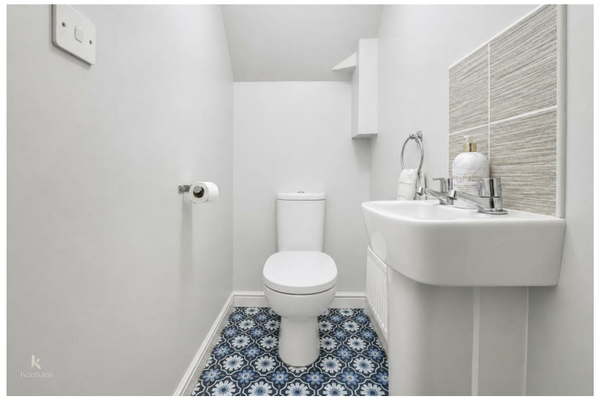
Bathroom
8'9 x 5'7 (2.67m x 1.70m)

Garage
14'1 x 8'5 (4.29m x 2.57m)







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