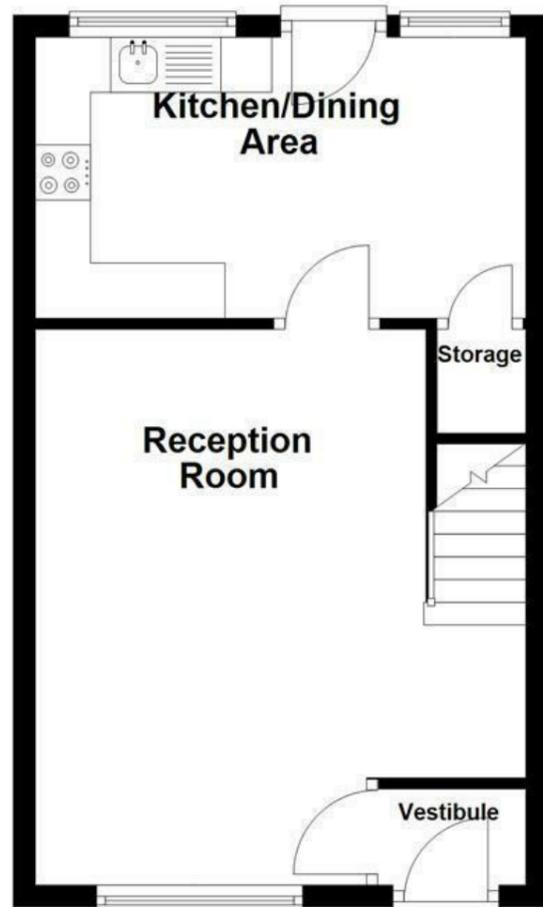
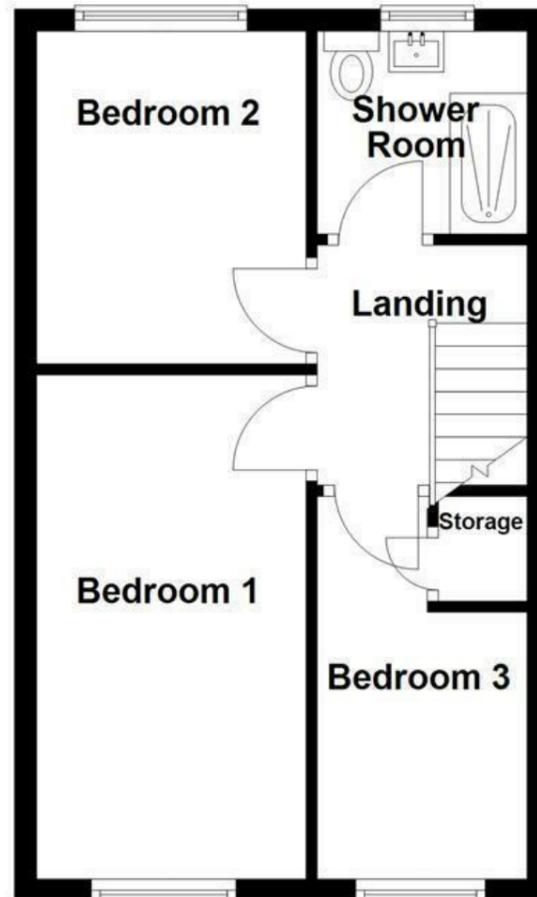


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.

## Southwood Drive, Accrington, BB5 2PZ

£220,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME

Nestled in the desirable Southwood Drive of Accrington, this outstanding semi-detached family home is a true gem. Presented and maintained to the highest standard, the property boasts immaculate interiors that are both stylish and inviting. With modern fixtures and fittings throughout, the home features neutral decorations that create a warm and welcoming atmosphere.

The property comprises three generously sized bedrooms, providing ample space for family living. The open-plan kitchen diner is a highlight, perfect for both everyday meals and entertaining guests. The beautifully landscaped gardens offer a serene outdoor space, ideal for relaxation or family gatherings, while the ample off-road parking ensures convenience for residents and visitors alike.

Situated within one of the most sought-after estates in the area, this home is perfectly positioned for families looking for a community feel. It is ready for you to move straight in, making it

# Southwood Drive, Accrington, BB5 2PZ

£220,000



- Tenure Freehold
- Ample Off Road Parking
- Ready To Move Into
- Easy Access To Major Network Links
- Council Tax Band B
- Envious Landscaped Gardens
- Sought After Area
- EPC Rating TBC
- Three Generously Sized Bedrooms
- Viewing Essential

## Ground Floor

### Entrance

Composite double glazed frosted door to vestibule.

### Vestibule

4'5 x 2'10 (1.35m x 0.86m)

Wood effect laminate flooring and oak single glazed frosted door to reception room.

### Reception Room

16'6 x 14'7 (5.03m x 4.45m)

UPVC double glazed window, central heating radiator, coving, television point, electric living flame fire, under stairs storage, wood effect laminate flooring, oak single glazed frosted door to kitchen/dining area and stairs to first floor.

### Kitchen/Dining Area

14'6 x 8'4 (4.42m x 2.54m)

Two UPVC double glazed windows, central heating radiator, range of navy matte wall and base units, granite surface, composite sink and drainer with mixer tap, integrated electric oven, with four ring induction hob, extractor hood, space for fridge freezer, plumbed for washing machine, under unit lighting, coving, under stairs storage, wood effect laminate flooring and composite double glazed frosted door to rear.

## First Floor

### Landing

6'10 x 6' (2.08m x 1.83m)

UPVC double glazed window, coving, smoke alarm, loft access, oak doors to three bedrooms and shower room.

### Bedroom One

14'10 x 8' (4.52m x 2.44m)

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

### Bedroom Two

9'11 x 8' (3.02m x 2.44m)

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

### Bedroom Three

11'5 x 6' (3.48m x 1.83m)

UPVC double glazed window, central heating radiator, coving, over stairs storage and wood effect laminate flooring.

## Shower Room

6' x 6' (1.83m x 1.83m)

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

## External

### Front

Concrete resin driveway with block paved border.

### Rear

Laid to lawn garden with concrete resin patio and raised bedding areas.



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