

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(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		

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## Thorneyholme Road, Accrington, BB5 6BD

### Offers Over £210,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Nestled on Thorneyholme Road in Accrington, this exquisite semi-detached family home has been meticulously updated to the highest standard, offering a perfect blend of modern living and comfort. The property boasts immaculate presentation throughout, showcasing an enviable open-plan kitchen and living space that is ideal for both family gatherings and entertaining guests.

With three well proportioned bedrooms, this home provides ample space for a growing family. The impressive garage and utility/office area add to the practicality of the property, making it suitable for various lifestyle needs. The beautifully landscaped gardens are a true highlight, featuring a charming summer house that invites relaxation and outdoor enjoyment.

This residence is a credit to its current owners, having been transformed into a luxurious and stylish family home that is ready for you to move straight into. Notably, the property is not overlooked, ensuring a sense of privacy and tranquillity. Its desirable location offers convenient access to local bus routes, reputable schools, and a range of amenities, as well as excellent network and major motorway links for those commuting.

In summary, this stunning home on Thorneyholme Road presents an exceptional opportunity for anyone seeking a modern, well-appointed family residence in a sought-after area. Don't miss the chance to make this remarkable property your own.

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



# Thorneyholme Road, Accrington, BB5 6BD

## Offers Over £210,000

 3  1  3  D

- Tenure Leasehold
  - Off Road Parking With Drive And Access To Garage
  - Ideal Family Home
  - Easy Access To Major Network Links And Close Proximity To Local Amenities
- Council Tax Band B
  - Three Well Proportioned Bedrooms
  - Ready To Move Into
- EPC Rating TBC
  - Extensive Rear Landscaped Garden
  - Viewing Essential

### Ground Floor

#### Entrance

UPVC double glazed door to porch.

#### Porch

6'2 x 3'7 (1.88m x 1.09m)

UPVC double glazed window, central heating radiator, wood clad to ceiling, wood panel elevation, wood effect laminate flooring and composite double glazed frosted leaded door to hall.

#### Hall

12'4 x 5'11 (3.76m x 1.80m)

Central heating radiator, coving, wood clad to ceiling, dado rail, under stairs storage, wood effect laminate flooring, oak doors to reception room, kitchen, WC and stairs to first floor.

#### WC

5'8 x 4'5 (1.73m x 1.35m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin, dual flush WC, spotlights and wood effect laminate flooring.

#### Reception Room

13'3 x 12'8 (4.04m x 3.86m)

UPVC double glazed window, central heating radiator, coving, gas fire with granite hearth and surround, spotlights and television point.

#### Kitchen

11'1 x 9'6 (3.38m x 2.90m)

Central heating radiator, range of panel wall and base units, wood effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric double oven, four ring induction hob, space for fridge freezer, integrated dishwasher, spotlights, wood effect lino flooring, open to dining room and oak door to utility room/office.

#### Dining Room

10'2 x 8'11 (3.10m x 2.72m)

Central heating radiator, coving, pendant lighting and open arch to conservatory.

#### Conservatory

17'7 x 7'4 (5.36m x 2.24m)

UPVC double glazed window, central heating radiator, PVC to ceiling, television point and UPVC double glazed sliding door to rear.

#### Utility Room/Office

13'6 x 4'6 (4.11m x 1.37m)

UPVC double glazed frosted window, UPVC double glazed window, central heating radiator, spotlights, plumbed for washing machine and dryer, Baxi boiler, wood effect lino flooring and UPVC double glazed frosted door to garage.

#### Garage

21'6 x 10'8 (6.55m x 3.25m)

Hard wood single glazed frosted window, power, lighting, UPVC double glazed frosted door to rear, up and over garage door.

### First Floor

### Landing

7'7 x 6'11 (2.31m x 2.11m)

UPVC double glazed window, wood clad to ceiling, loft access, dado rail, oak doors to three bedrooms and bathroom.

#### Bedroom One

11'9 x 11'1 (3.58m x 3.38m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

11'1 x 11'6 (3.38m x 3.51m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'10 x 7'7 (2.39m x 2.31m)

UPVC double glazed frosted window, central heating towel rail, tiled panel bath with mixer tap and rinse head, vanity top wash basin with mixer tap, dual flush WC, direct feed rainfall shower enclosure, tiled elevation, spotlights, extractor fan and tiled floor.

### External

#### Rear

Enclosed garden with laid to lawn, paving, decking, bedding areas, mature shrubs, pond and summer house.

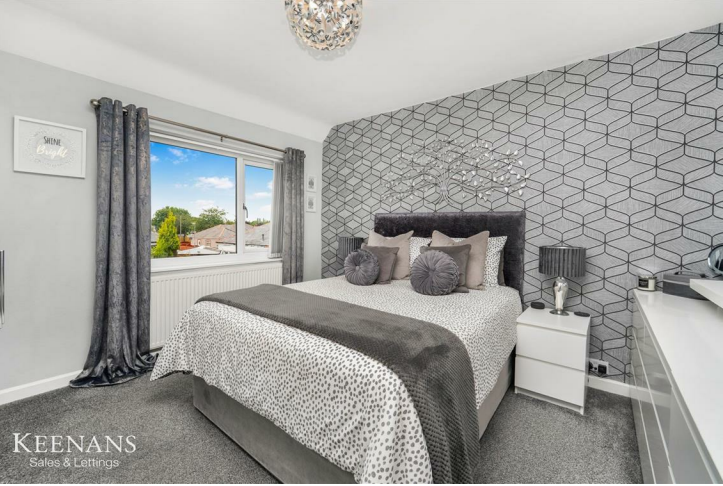
#### Summer House

7'7 x 7'7 (2.31m x 2.31m)

Two hard wood single glazed windows, power sockets and hard wood single glazed French doors.

#### Front

Enclosed garden with paving, stone chip and bedding areas, off road parking and access to garage.



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