



## Woodfield Avenue, Accrington, BB5 2PJ

£500,000

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Located on the esteemed Woodfield Avenue in Accrington, this splendid four-bedroom detached house is a true gem, set on a generous plot that offers both space and privacy. The property boasts a large driveway leading to an integral garage, ensuring ample parking for family and guests alike.

As you enter, you are welcomed by an open-plan living and dining area that creates a warm and inviting atmosphere, perfect for family gatherings and entertaining. The large, bright conservatory provides a delightful view of the beautifully maintained gardens, allowing natural light to flood the space and offering a serene spot to relax. The fitted kitchen, complete with a separate utility area, is both functional and stylish, catering to all your culinary needs.

Convenience is key with a downstairs WC and additional storage, making everyday living effortless. The four double bedrooms are generously sized, providing comfortable accommodation for the whole family. The modern family bathroom is well-appointed, while the master bedroom features an en suite shower room, adding a touch of luxury to your daily routine.

This property is ready to move into, making it an ideal family home in a desirable location. With schools nearby, it is perfectly suited for families seeking a vibrant community. Don't miss the opportunity to make this wonderful house your new home.

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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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- 4 Double Bedrooms
- Fitted Kitchen with Utility Room
- Off Road Parking
- Tenure - Freehold
- Modern Family Bathroom
- Large Bright Conservatory
- EPC Rating - TBC
- En-suite in Main Bedroom
- Lovely Gardens And Summer House
- Council Tax Band - F

## Ground Floor

### Entrance

Hardwood frosted door to hall.

### Hall

15'5 x 12'7 (4.70m x 3.84m)

Central heating radiator, coving, dado rail, smoke alarm, wood effect laminate flooring, doors to reception room one, dining room, kitchen, WC, stairs to first floor.

### WC

7'10 x 5'5 (2.39m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, washing machine, vanity top wash basin with mixer tap, coving, wood effect lino flooring.

### Reception Room One

26'3 x 18'11 (8.00m x 5.77m)

Hardwood single glazed leaded window, UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving, herringbone effect Karndean flooring, UPVC sliding doors to conservatory.

### Conservatory

20 x 13'11 (6.10m x 4.24m)

UPVC double glazed windows, upright central heating radiator, spotlights, two UPVC French doors to rear.

### Kitchen

14'5 x 10'9 (4.39m x 3.28m)

UPVC double glazed window, central heating radiator, glossed wall and base units, wood effect surfaces, stainless steel one and a half sink and drainer with mixer tap, five ring gas hob with extractor hood, electric double oven, integrated microwave and dishwasher, space for double fridge freezer, coving, spotlights, tiled splashbacks, wood effect laminate flooring, door to utility room.

### Utility Room

10'9 x 5'9 (3.28m x 1.75m)

UPVC double glazed window, panelled wall and base units, granite effect surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, coving, spotlights, tiled splashbacks, wood effect laminate flooring, UPVC frosted door to rear, hardwood door to garage.

### Double Garage

18'1 x 15'11 (5.51m x 4.85m)

Hardwood frosted single glazed window, power and lighting.

## First Floor

### Landing

17'4 x 12'6 (5.28m x 3.81m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, loft access, doors to four bedrooms, bathroom and storage cupboard.

### Bedroom One

15'4 x 14'5 (4.67m x 4.39m)

UPVC double glazed window, central heating radiator, coving, spotlights, fitted wardrobes, door to en suite.

### En Suite

10'2 x 5'4 (3.10m x 1.63m)

UPVC frosted window, chrome heated towel rail, dual flush wall mounted WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower and rinse head, PVC panelling to ceiling, spotlights, tiled elevations, tiled flooring.

### Bedroom Two

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Three

15'2 x 10'9 (4.62m x 3.28m)

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

### Bedroom Four

12 x 11'2 (3.66m x 3.40m)

UPVC double glazed window, central heating radiator, coving.

### Storage Cupboard

Integrated combination boiler

### Bathroom

8'1 x 7'8 (2.46m x 2.34m)

UPVC frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, direct feed rainfall overhead shower, spotlights, tiled elevations, wood effect laminate flooring.

### External

### Rear

Enclosed, stone flags, decking, block pathway, laid to lawn garden, stone chippings.

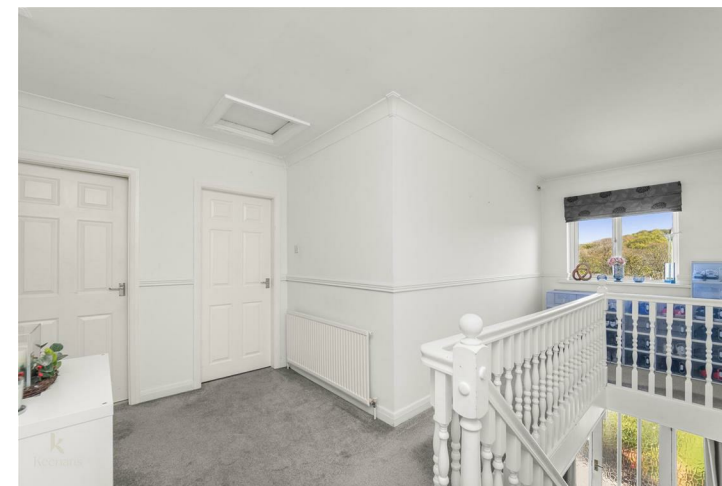
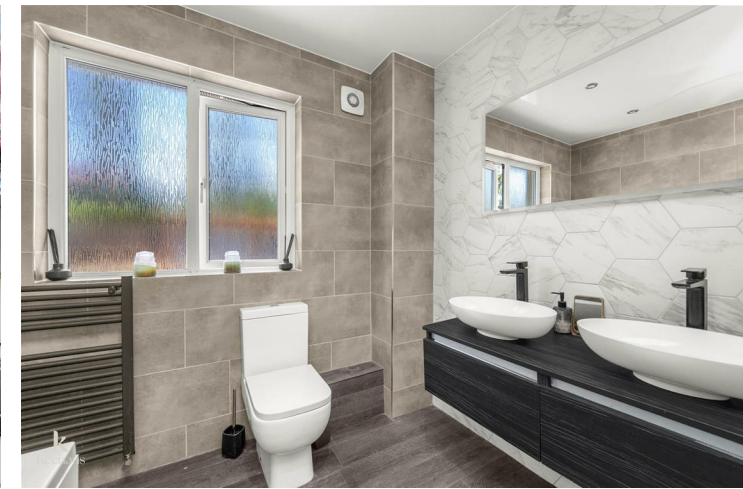
## Office/Summer House

28'10 x 13'8 (8.79m x 4.17m)

Double glazed hardwood windows, spotlights, hardwood door to rear.

### Front

Block pathway, shared access, shrubbery, laid to lawn garden.



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