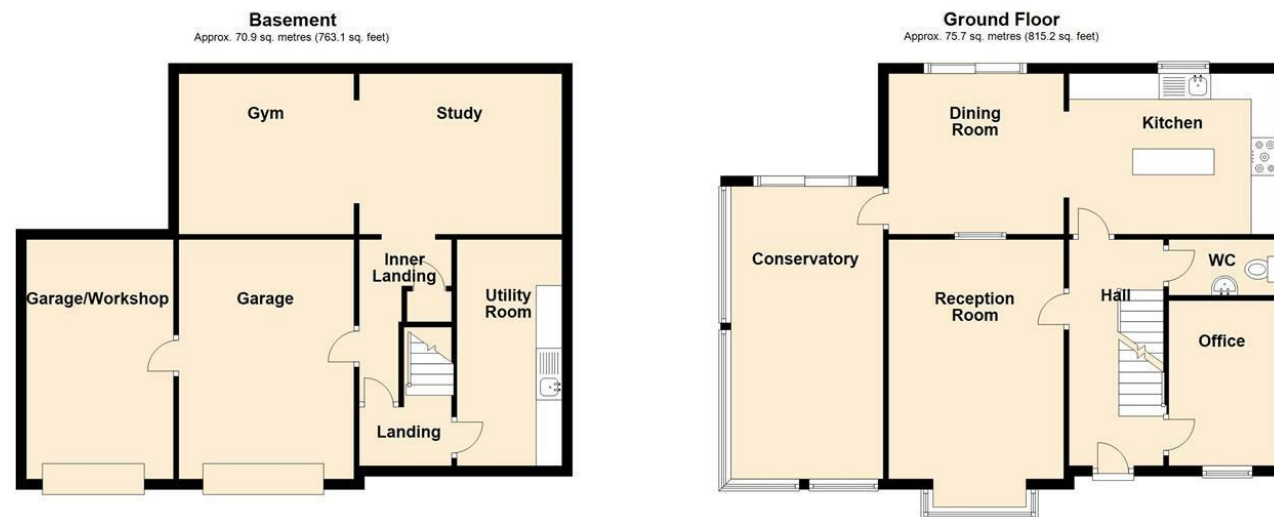




Total area: approx. 202.4 sq. metres (2178.5 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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		
	74	83
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.

Wensley Drive, Accrington, BB5 6SB

£375,000

AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME

With an abundance of indoor and outdoor space, stylish decor and accommodation over three floors, this four bedroom detached property is being proudly welcomed to the market in the most desirable location of Accrington on a sought-after estate. Situated conveniently close to bus routes, amenities and network links to Blackburn, Burnley and major motorway links. The property has been a credit to the current owners who have updated and maintained the property to the highest standard throughout with a contemporary finish! With a double garage and enviable gardens, this property is the perfect family home not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, study, WC and kitchen, as well as staircases to the first floor and lower ground floor. The kitchen benefits from contemporary units and integrated appliances and leads openly to a dining room. The dining room then guides you through to a conservatory and out to the rear. The lower ground floor houses a double garage, study, gym and utility room. The first floor comprises of four bedrooms and a contemporary bathroom. The main bedroom benefits from an en suite shower room. Externally there is a laid to lawn garden with paving and bedding areas to the rear. To the front there is a laid to lawn garden with driveway and access to the double garage.

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

Wensley Drive, Accrington, BB5 6SB

£375,000

 4  2  2  C

- Impressive Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- Freehold
- Four Bedrooms
- En Suite To Main Bedroom
- EPC Rating C

Ground Floor

Entrance Hallway

14'05 x 6 (4.39m x 1.83m)

UPVC double glazed front entrance door, central heating radiator, coving, dado rail, tiled flooring, doors to reception room, kitchen, office, WC and a staircase to the first floor and lower ground floor.

WC

6'11 x 3'06 (2.11m x 1.07m)

UPVC double glazed frosted window, central heating radiator, low basin WC, elevation wash basin, coving and tiled flooring.

Reception Room One

15'03 x 11'02 (4.65m x 3.40m)

UPVC double glazed box bay window, central heating radiator, gas fire, television point, coving and hardwood flooring.

Kitchen

13'03 x 10'02 (4.04m x 3.10m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect surfaces and tiled splashbacks, composite one and a half bowl sink with drainer and high spout mixer tap, three door Rangemaster range cooker with a five ring gas hob and extractor hood, integrated fridge freezer and dishwasher, coving, spotlights, centre island with breakfast bar, tiled flooring and open to dining room.

Dining Room

11 x 10'02 (3.35m x 3.10m)

Hardwood single glazed frosted window, central heating radiator, coving, dado rail, tiled flooring, hardwood single glazed frosted door to the conservatory and UPVC double glazed French doors to the rear.

Conservatory

18'09 x 9'08 (5.72m x 2.95m)

UPVC double glazed windows, polycarbonate roof, television point and UPVC double glazed French doors to the rear.

Office

9'11 x 6'11 (3.02m x 2.11m)

UPVC double glazed window, central heating radiator and coving.

Lower Ground Floor

Hallway

5'10 x 4'07 (1.78m x 1.40m)

Spotlights and doors to a utility room and further hallway.

Utility Room

13'07 x 6'11 (4.14m x 2.11m)

A range of navy wall and base units with granite effect surfaces and tiled splashbacks, composite one and a half bowl sink with drainer and mixer tap.

Further Hallway

8'11 x 5'10 (2.72m x 1.78m)

Tiled flooring, under stairs storage cupboard and doors to the garage and open to the study.

Garage One

15'02 x 10'09 (4.62m x 3.28m)

Power, lighting, up and over garage door to the front and door to garage two/workshop

Garage Two/Workshop

15'02 x 9'01 (4.62m x 2.77m)

Power, lighting and an up and over door to the front.

Study

13 x 9'11 (3.96m x 3.02m)

Central heating radiator and open to the gym.

Gym

11 x 9'11 (3.35m x 3.02m)

Central heating radiator.

First Floor

Landing

9'04 x 7'08 (2.84m x 2.34m)

Loft access, dado rail, storage cupboard and doors to four bedrooms and bathroom.

Bedroom One

12'10 x 11'01 (3.91m x 3.38m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to the en suite.

En Suite

7'05 x 6'02 (2.26m x 1.88m)

UPVC double glazed frosted window, central heating

- Accomodation Over Three Floors
- Tiered Rear Garden
- Council Tax Band D

radiator, vanity top wash basin, dual flush WC, direct feed shower enclosure, part tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

12'09 x 11'04 (3.89m x 3.45m)

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

Bedroom Three

9'01 x 7'08 (2.77m x 2.34m)

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

Bedroom Four

11 x 6'10 (3.35m x 2.08m)

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

Bathroom

8'09 x 7'06 (2.67m x 2.29m)

UPVC double glazed frosted window, chrome heated towel rail, panelled bath with a direct feed shower overhead, dual flush WC, vanity top wash basin, part tiled elevations, spotlights, extractor fan and tiled flooring.

External

Front

Laid to lawn garden with a double driveway and access to the double garage.

Rear

Enclosed laid to lawn garden with paving and bedding areas and hardwood sheltered areas.

