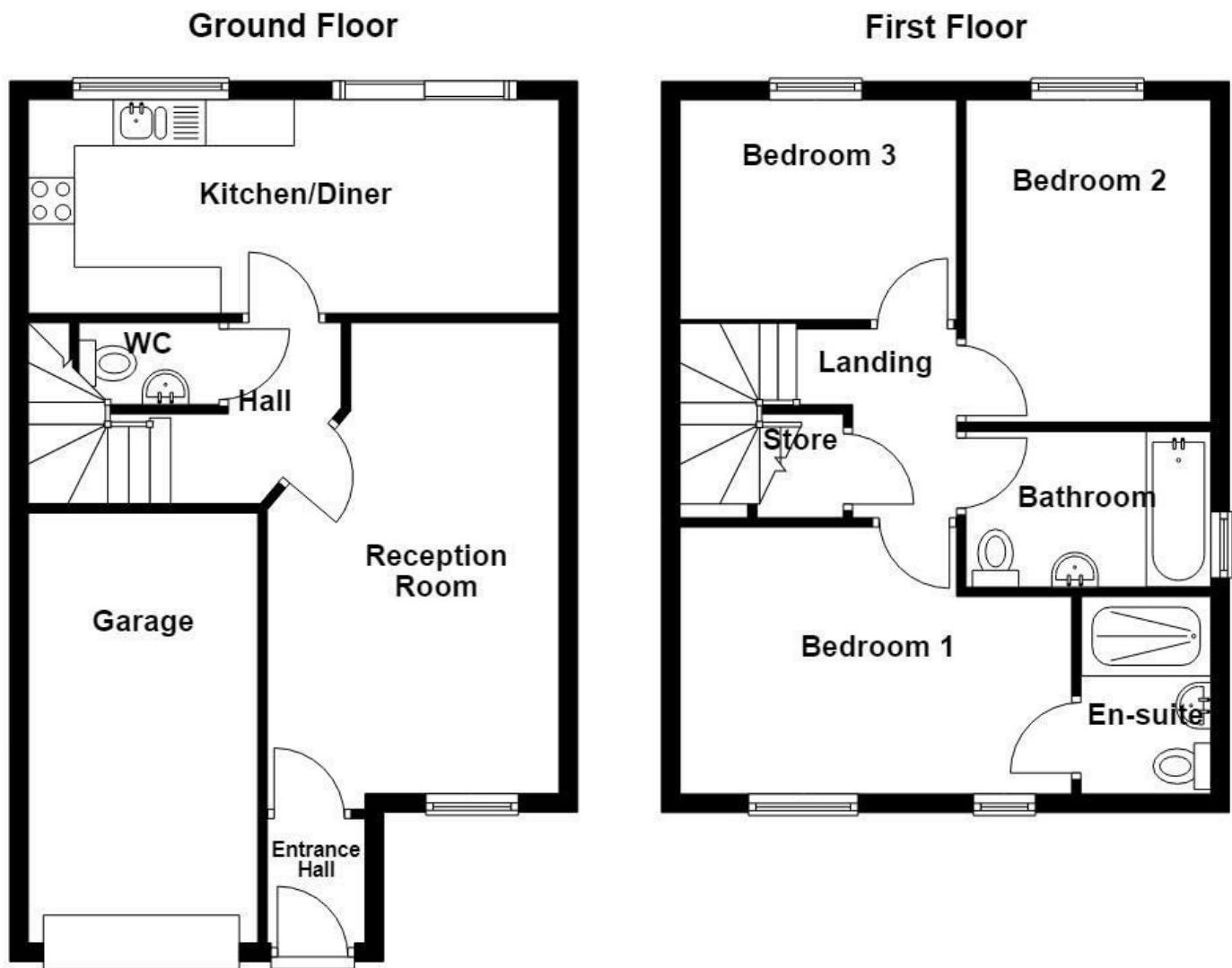




Hambleton Mill Park, Accrington, BB5 5FP

Asking Price £190,000

AN EXQUISITE SEMI DETACHED FAMILY HOME

Nestled in the tranquil setting of Hambleton Mill Park, Accrington, this exceptional semi-detached family home is a true gem. Having been meticulously presented and updated to the highest standard, the property boasts immaculate interiors, modern fixtures, and stylish finishes that are sure to impress. Upon entering, you are welcomed into a spacious lounge that provides a perfect space for relaxation and family gatherings. The heart of the home is undoubtedly the impressive open-plan kitchen diner, which is ideal for entertaining and family meals. This area is designed to be both functional and inviting, making it a delightful space for culinary adventures. The property features three generously sized double bedrooms, ensuring ample space for family members or guests. With two well-appointed bathrooms and a convenient downstairs WC, this home caters to the needs of a busy family lifestyle. Outside, the low-maintenance gardens offer a pleasant outdoor retreat, perfect for enjoying the fresh air without the burden of extensive upkeep. The double driveway provides ample parking, while the integral garage adds an extra layer of convenience.

Situated on a quiet cul-de-sac within a sought-after estate, this home offers a peaceful environment while remaining close to local amenities. This property is the perfect family home, ready for you to move straight in and start creating lasting memories. Don't miss the opportunity to make this stunning house your new home. For further information or to arrange a viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
 - Off Road Parking With Integral Garage
 - Modern Fitted Kitchen And Dining Area
 - Easy Access To Major Network Links
- Council Tax Band C
 - Ideal Family Home With Viewing Essential
 - Ample Space Inside And Out
- EPC Rating B
 - Two Bathrooms And Downstairs WC For Convenience
 - Low Maintenance Garden Space

Ground Floor

Entrance Hall
4'5 x 3'6 (1.35m x 1.07m)

Reception Room
16'8 x 10'4 (5.08m x 3.15m)

Hall
11'1 x 6'5 (3.38m x 1.96m)

WC
5 x 3'10 (1.52m x 1.17m)

Kitchen Diner
18'10 x 7'7 (5.74m x 2.31m)

First Floor

Landing
9'10 x 6'5 (3.00m x 1.96m)

Bedroom One
13'11 x 9'6 (4.24m x 2.90m)

En Suite
7 x 4'7 (2.13m x 1.40m)

Bedroom Two
11'2 x 8'8 (3.40m x 2.64m)

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

Bathroom
8'8 x 5'6 (2.64m x 1.68m)

Garage
15'3 x 8'2 (4.65m x 2.49m)

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