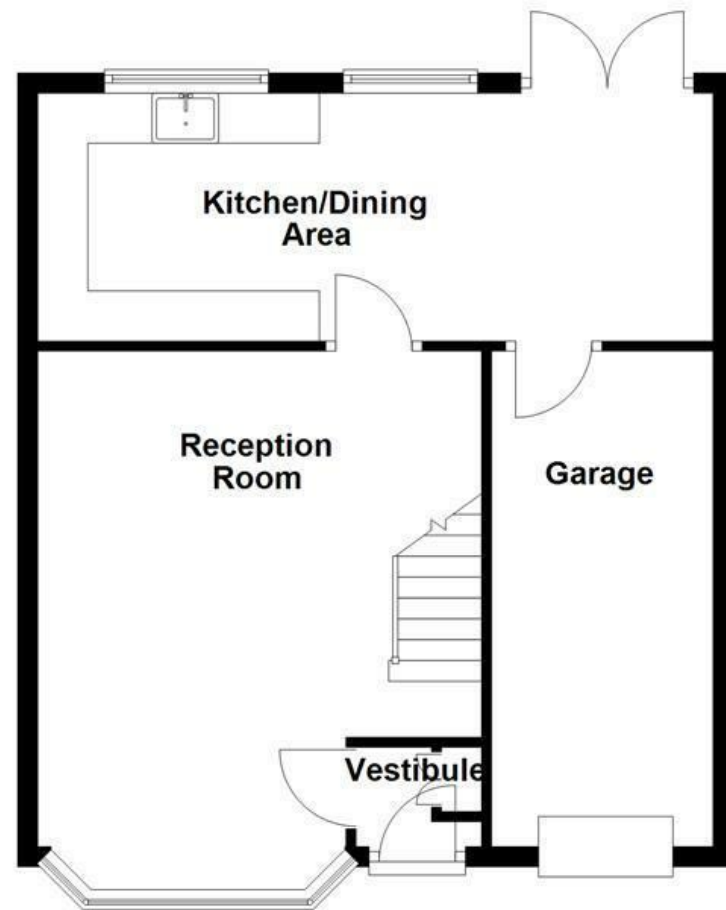
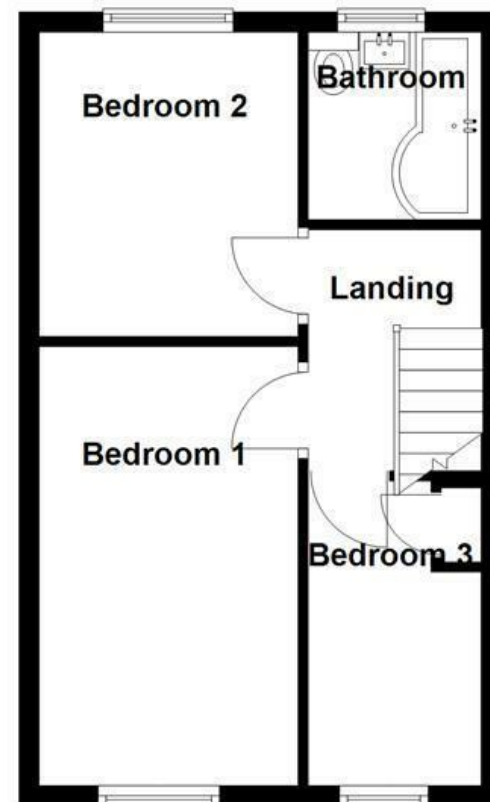


Ground Floor



First Floor



Southwood Drive, Baxenden, BB5 2PZ

Offers Over £190,000

EXQUISITE THREE BEDROOM SEMI DETACHED PROPERTY

Located in the desirable area of Southwood Drive, Baxenden, this charming three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property boasts a generous driveway and a garage, providing ample off-road parking for your vehicles, a valuable feature in today's busy world.

Upon entering, you will be welcomed into a spacious lounge, ideal for family gatherings or quiet evenings in. The modern family bathroom is thoughtfully designed, ensuring both style and functionality for everyday use. The heart of the home is undoubtedly the large kitchen diner, which presents an excellent space for cooking and entertaining, making it perfect for family meals and social occasions.

The property is further enhanced by a large rear garden, offering a private outdoor retreat for relaxation, play, or gardening. This expansive space is perfect for children to play or for hosting summer barbecues with friends and family with direct access into the woodlands.

With its appealing features and prime location, this semi-detached home is an excellent opportunity for families seeking a comfortable and spacious living environment. Don't miss the chance to make this delightful property your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		67	87
(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, Baxenden, BB5 2PZ

Offers Over £190,000

 3  1  1  D

- Tenure Leasehold
 - Off Road Parking With Access To A Garage
 - Abundance Of Indoor Space
 - Easy Access To Major Network Links
- Council Tax Band C
 - Ideal Family Home
 - Fitted Kitchen/Dining Area And Three Piece Bathroom Suite
- EPC Rating D
 - Viewing Essential
 - Enviaible Rear Garden Space

Ground Floor

Entrance

Hard wood double glazed with leaded single glaze door to vestibule.

Vestibule

4'1 x 3'2 (1.24m x 0.97m)

Storage, coving, wood effect laminate flooring and door to reception room.

Reception Room

16'2 x 14'6 (4.93m x 4.42m)

UPVC double glazed bay window, two central heating radiators, spotlights, smoke alarm, stairs to first floor, door to kitchen/dining area, and wood effect laminate flooring.

Kitchen/Dining Area

22'1 x 8'1 (6.73m x 2.46m)

Two UPVC double glazed windows, UPVC double glazed French doors to rear garden, central heating radiator, wall and base units, granite effect surface, tiled splash backs, stainless steel sink and mixer tap, integrated oven, four ring electric hob, stainless steel splash back, extractor hood, plumbed for washing machine and dishwasher, integrated fridge freezer, spotlights, wood effect laminate flooring and door to garage.

Garage

15'5 x 7'8 (4.70m x 2.34m)

Storage, power and lighting, up and over door.

First Floor

Landing

7'7 x 5'8 (2.31m x 1.73m)

UPVC double glazed window, loft access, coving, doors to three bedrooms and bathroom.

Bedroom One

14'4 x 8'6 (4.37m x 2.59m)

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

Bedroom Two

10' x 8' (3.05m x 2.44m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10' x 5'6 (3.05m x 1.68m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

6'2 x 5'11 (1.88m x 1.80m)

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

External

Front

Laid to lawn garden, bedding areas, mature shrubbery and block paved drive.

Rear

Enclosed laid to lawn garden, bedding areas, tree, block and paved patio area.



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