



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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	

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Warwick Avenue, Accrington, BB5 5RN

£130,000

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY

Presenting Warwick Avenue, Clayton Le Moors, Accrington, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts three generously sized bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

The spacious lounge is an inviting area, ideal for relaxation and entertaining, while the well-appointed kitchen offers functionality and room for culinary creativity. The large family bathroom caters to the needs of a busy household, ensuring that everyone has their own space to unwind.

One of the standout features of this home is the expansive rear garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the serene views of the surrounding woodlands. This outdoor space is perfect for families, pets, or anyone who appreciates the beauty of nature.

The location is particularly advantageous, with excellent transport links nearby, including easy access to the motorway and various bus routes. This makes commuting and exploring the wider area a breeze. Additionally, local amenities are within close reach, ensuring that daily necessities are never far away.

In summary, this property in Warwick Avenue is an excellent choice for those seeking a spacious family home in a great location, surrounded by natural beauty and convenient transport options. Don't miss the chance to make this lovely house your new home.

Warwick Avenue, Accrington, BB5 5RN

£130,000

 3  1  1  C

- Semi Detached Property
- Fitted Kitchen
- On Street Parking
- EPC Rating C
- Three Spacious Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom Suite
- Spacious Rear Garden with Woodland Views
- Council Tax Band A

Ground Floor

Entrance Hall

9'0 x 8'0 (2.74m x 2.44m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, wood effect flooring, doors leading to kitchen, reception room, under stairs storage and stairs to first floor.

Kitchen

15'7 x 8'0 (4.75m x 2.44m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with five ring induction hob, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed frosted door to side elevation.

Reception Room

24'10 x 10'3 (7.57m x 3.12m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, coving, two ceiling roses, gas fire, television point and UPVC double glazed French doors to rear.

First Floor

Landing

15'8 x 2'10 (4.78m x 0.86m)

Loft access, doors leading to three bedrooms, bathroom and store.

Bedroom One

13'4 x 10'5 (4.06m x 3.18m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'0 x 10'7 (3.35m x 3.23m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'3 x 8'11 (2.82m x 2.72m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

11'7 x 4'10 (3.53m x 1.47m)

Two UPVC double glazed frosted windows, central heated towel rail, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, tiled panel bath with traditional taps and overhead electric feed shower, partially tiled elevations, extractor fan, PVC panelling to ceiling, spotlights and wood effect flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding and two sheds.

Front

Laid to lawn garden and paving.



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