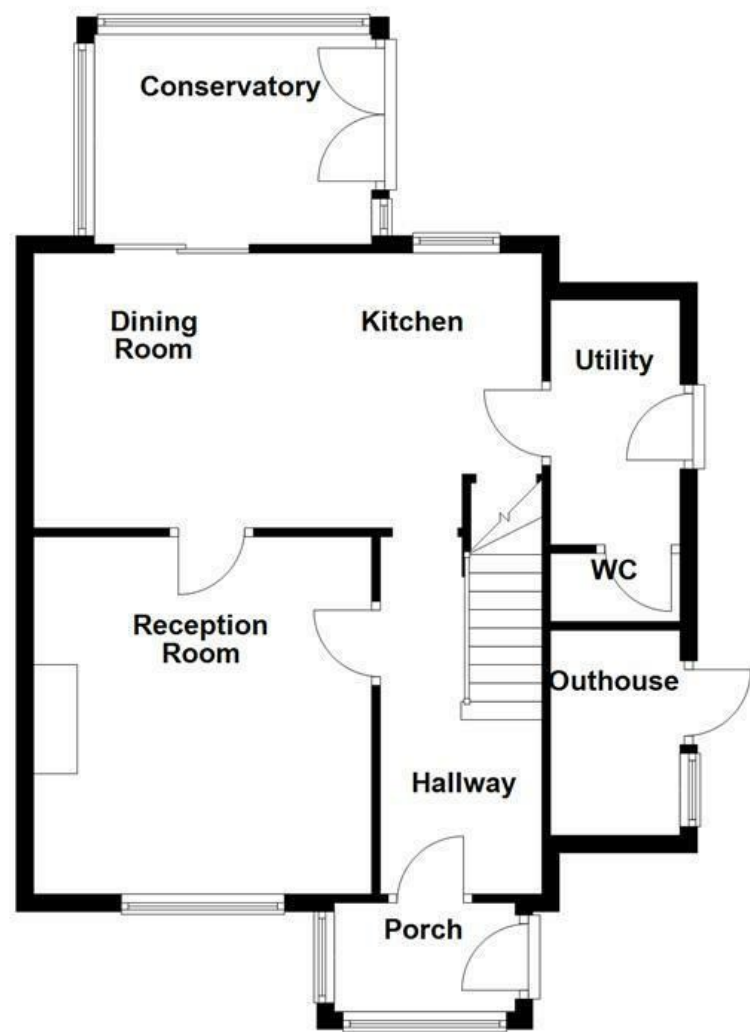
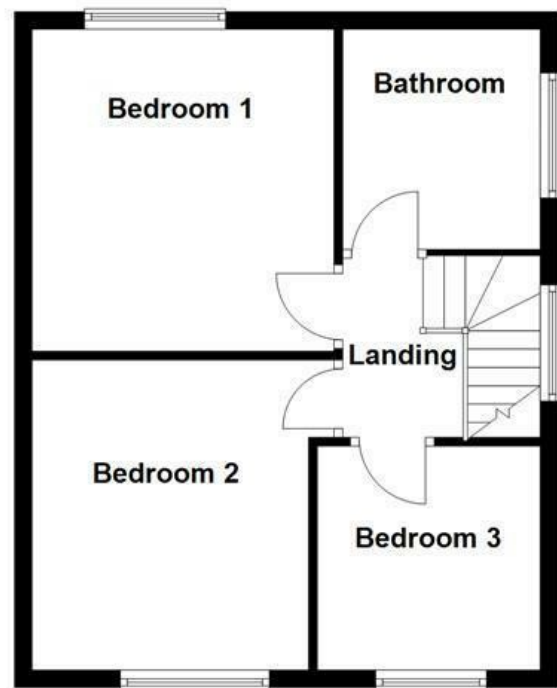


Ground Floor



First Floor



## Edgar Street, Huncoat, BB5 6ND

### Offers Over £220,000

IMPRESSIVE THREE BEDROOM SEMI DETACHED FAMILY HOME

Located in the charming area of Edgar Street, Huncoat, Accrington, this delightful three-bedroom extended semi-detached house offers a perfect blend of comfort and modern living. The property is ideally situated, with excellent access to local schools and convenient motorway links, making it an excellent choice for families and commuters alike.

As you approach the home, you will be greeted by a generous plot featuring a lovely garden, a driveway, and a spacious garage and workshop, providing ample space for parking and outdoor activities. Step inside to discover a stunning kitchen diner, complete with fitted appliances that make cooking and entertaining a pleasure. The separate utility area adds practicality to daily life, while the downstairs WC enhances convenience for guests.

One of the standout features of this property is the bright conservatory, which overlooks the expansive rear garden, creating a serene space to relax and enjoy the natural surroundings. The garden itself is a true gem, offering plenty of room for children to play or for gardening enthusiasts to cultivate their green thumb.

The three well-proportioned bedrooms provide comfortable living spaces, perfect for family members or guests. Additionally, the stylish family bathroom is designed with modern fixtures,

| 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>                            | 69                      | 79                                                                                  |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Edgar Street, Huncoat, BB5 6ND

Offers Over £220,000

 3  1  2  C

- Semi Detached Property
  - Reception Room & Conservatory
  - Off Road Parking
  - EPC Rating C
- Three Bedrooms
  - Four Piece Bathroom
  - Freehold
- Fitted Kitchen
  - Front & Rear Gardens
  - Council Tax Band A

## Ground Floor

### Entrance Porch

6'2 x 3'10 (1.88m x 1.17m)

UPVC double glazed front entrance door, three UPVC double glazed windows, polycarbonate roof and UPVC door to the hallway.

### Hallway

12'11 x 6' (3.94m x 1.83m)

Central heating radiator, wood effect flooring, stairs to the first floor and doors to kitchen and reception room.

### Kitchen

19'7 x 11'7 (5.97m x 3.53m)

UPVC double glazed window, central heating radiator, central heating towel rail, range of panelled wall and base units with wood effect surfaces, composite sink with drainer and mixer tap, double oven, four ring induction hob, extractor hood, integrated dishwasher, spotlights, wood effect flooring, UPVC double glazed door to the utility, UPVC double glazed sliding door to the conservatory and open to the reception room.

### Reception Room

13'8 x 12'10 (4.17m x 3.91m)

UPVC double glazed window, central heating radiator, cast iron log burning stove with exposed brick surround, picture rail and wood effect flooring.

### Conservatory

10'6 x 8'1 (3.20m x 2.46m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, wood effect flooring and UPVC double glazed French doors to the rear.

### Utility Room

9'2 x 4'7 (2.79m x 1.40m)

Granite effect worktop, plumbing for washing machine, space for dryer and fridge freezer, boiler, door to WC and UPVC door to the rear.

### WC

4'7 x 2'5 (1.40m x 0.74m)

UPVC double glazed window, low basin WC, coving and wood effect flooring.

## First Floor

## Landing

7'6 x 6'11 (2.29m x 2.11m)

UPVC double glazed window, loft access, wood effect flooring and doors to three bedrooms and bathroom.

### Bedroom One

12'1 x 11'6 (3.68m x 3.51m)

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

### Bedroom Two

12'3 x 11'1 (3.73m x 3.38m)

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

### Bedroom Three

8'3 x 8'1 (2.51m x 2.46m)

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

### Bathroom

7'10 x 7'7 (2.39m x 2.31m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath, direct feed shower unit, tiled elevations, extractor fan and wood effect flooring.

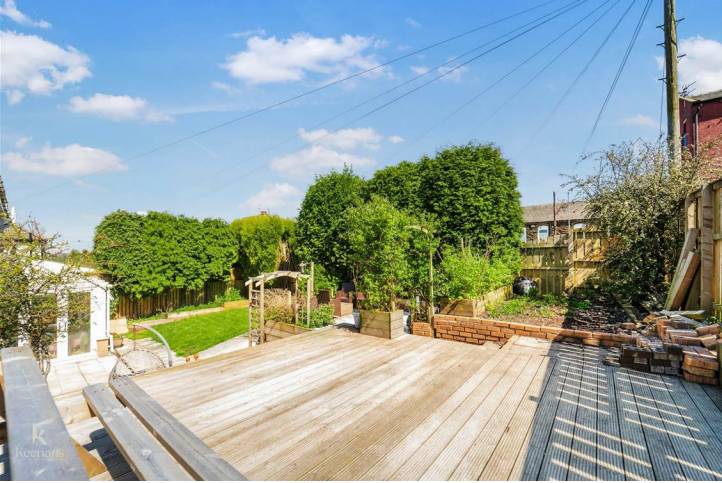
## External

### Front

Indian stone paved garden with stone chippings and a block paved driveway providing off road parking.

### Rear

Enclosed laid to lawn garden with planted beds and stone paving.



Tel: 01254389384

www.keenans-estateagents.co.uk