

St. David's Wood, Accrington, BB5 6HL

£270,000

FOUR BEDROOM DETACHED PROPERTY IN THE HEART OF ACCRINGTON

This property of St David's Wood presents an excellent opportunity for families or individuals seeking a spacious and versatile living space. Boasting four generously sized bedrooms, this property is perfect for those who value room to grow and enjoy their home.

As you approach the house, you will appreciate the convenience of a private driveway, providing off-road parking for your vehicles. The rear garden offers a tranquil outdoor space, ideal for relaxation or entertaining guests during the warmer months.

Inside, the property features a well-designed layout that includes a downstairs WC for added convenience. The master bedroom benefits from an en suite shower room, ensuring privacy and comfort. With ample potential for personalisation, this home invites you to make it your own.

Importantly, this property is offered with no onward chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to relocate, this house is a fantastic option that combines space, comfort, and potential in a desirable location. Don't miss the chance to view this wonderful home.

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

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- Detached Property
 - Abundance of Living Space
 - Off Road Parking
 - EPC Rating C
- Four Bedrooms
 - Bursting with Potential
 - Tenure Freehold
- Three Bathrooms
 - Perfect Family Home
 - Council Tax Band D

Ground Floor

Entrance Porch

5'8 x 4'2 (1.73m x 1.27m)

UPVC double glazed frosted front door, central heating radiator, meter cupboard and door to reception room one.

Reception Room One

18'6 x 13'4 (5.64m x 4.06m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, television point, gas fire, hardwood single glazed double doors to reception room two and stairs to first floor.

Reception Room Two

10'0 x 9'6 (3.05m x 2.90m)

Central heating radiator, coving, door to kitchen and UPVC double glazed French doors to conservatory.

Conservatory

10'9 x 9'8 (3.28m x 2.95m)

UPVC double glazed windows, double glazed roof, spotlights and UPVC double glazed French doors to rear.

Kitchen

12'1 x 9'11 (3.68m x 3.02m)

UPVC double glazed window, range of high gloss wall and base units with laminate work surfaces, PVC panelled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, integrated fridge freezer, integrated high rise microwave, plumbing for washing machine, spotlights, wood effect flooring, understairs storage and open to inner hall.

Inner Hall

Doors leading to WC and shower room.

WC

5'0 x 3'8 (1.52m x 1.12m)

Dual flush WC, wall mounted wash basin with mixer tap, partially tiled elevations, extractor fan and wood effect flooring.

Shower Room

7'11 x 4'7 (2.41m x 1.40m)

Central heated towel rail, direct feed shower enclosed, partially tiled elevations, extractor fan, wood effect flooring and door to reception room three.

Reception Room Three

12'0 x 7'11 (3.66m x 2.41m)

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

First Floor

Landing

12'1 x 6'3 (3.68m x 1.91m)

Loft access, smoke detector, doors leading to four bedrooms, shower room and over stairs storage.

Bedroom One

22'5 x 10'2 (6.83m x 3.10m)

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

En Suite

8'5 x 4'10 (2.57m x 1.47m)

UPVC double glazed window, central heating radiator, pedestal wash basin with traditional taps, low basin WC, direct feed shower enclosed, tiled elevations, extractor fan and tiled flooring.

Bedroom Two

14'5 x 8'9 (4.39m x 2.67m)

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

Bedroom Three

11'7 x 9'2 (3.53m x 2.79m)

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

Bedroom Four

7'9 x 7'3 (2.36m x 2.21m)

UPVC double glazed window and central heating radiator.

Shower Room

7'10 x 6'9 (2.39m x 2.06m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, direct feed shower enclosed, dual flush WC, tiled elevations, extractor fan and tiled flooring.

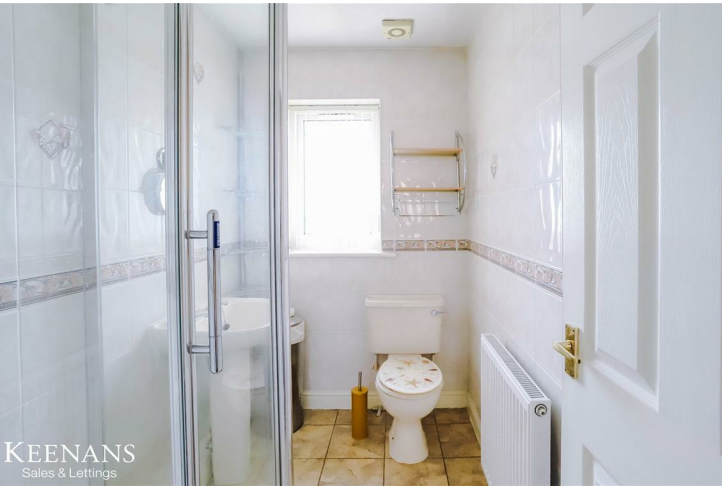
External

Rear

Tiered garden with decking, paving, stone chippings and timber shed.

Front

Block paved driveway and stone chippings.



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