



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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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Icconhurst Close, Accrington, BB5 2XF

£219,950

AN IDYLIC FAMILY HOME

Nestled in the charming village of Baxenden, Accrington, this delightful semi-detached house on Icconhurst Close offers a perfect blend of modern living and serene surroundings. Recently updated to a high standard, the property boasts an inviting atmosphere that is sure to impress.

As you approach the home, you will be greeted by enviable wrap-around gardens, providing ample outdoor space for relaxation and play. The property also features generous off-road parking, ensuring convenience for you and your guests. A fantastic storage shed at the rear adds practicality, making it easy to keep your outdoor space tidy.

Inside, the home is equally appealing. A bright and airy conservatory extends the living space, perfect for enjoying the garden views throughout the seasons. The modern kitchen is well-equipped, making it a joy to prepare meals and entertain. The shower room has been tastefully updated, adding to the overall comfort of the home. With three generously sized bedrooms, there is plenty of room for a growing family to thrive.

Location is key, and this property does not disappoint. Situated just a stone's throw away from bus routes, local schools, and various amenities, you will find everything you need within easy reach. Additionally, major motorway and network links are conveniently close, making commuting a breeze.

Iconhurst Close, Accrington, BB5 2XF

£219,950



- Semi Detached Property
- Tenure: Freehold
- Sought After Location
- Gardens To The Front And Rear
- Three Bedrooms With Fitted Wardrobes
- Council Tax Band: B
- Modern Fixtures And Fittings
- Off Road Parking
- EPC Rating: C
- Added Conservatory

Ground Floor

Entrance

UPVC double glazed frosted door to the porch.

Porch

4'5 x 4'1 (1.35m x 1.24m)

UPVC double glazed window, central heating radiator, coving, tiled elevations, door to the reception room.

Reception Room

14'8 x 14'5 (4.47m x 4.39m)

Two UPVC double glazed window, central heating radiator, coving, gas living flame fire, TV point, two feature wall lights, door to the kitchen/dining room, staircase to the first floor.

Kitchen

14'8 x 8'11 (4.47m x 2.72m)

UPVC double glazed window, upright central heating radiator, coving, white high glossed wall and base units, granite effect worktops and splash backs, stainless steel one and a half sink and draining board and mixer tap, integrated electric double oven with a four ring induction hob and extractor hood, integrated fridge freezer and dishwasher, plumbing for washing machine and dryer, wood cladding to the ceiling, spotlights, under stairs storage cupboard, granite effect vinyl flooring, UPVC double glazed door to the conservatory and UPVC double glazed leaded door to the side.

Conservatory

12'3 x 11'9 (3.73m x 3.58m)

UPVC double glazed window, double glazed roof, TV point, wood effect laminate flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

9'10 x 5'11 (3.00m x 1.80m)

UPVC double glazed window, loft access, over staircase storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

14'7 x 8'5 (4.45m x 2.57m)

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

Bedroom Two

8'11 x 8'5 (2.72m x 2.57m)

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

Bedroom Three

7'8 x 5'11 (2.34m x 1.80m)

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

Shower

5'11 x 5'7 (1.80m x 1.70m)

UPVC double glazed frosted window, chrome heated towel rail, under floor heating, a three piece suite comprising of a dual flush WC, vanity top wall mounted wash basin with mixer tap, direct feed rainfall walk in shower with rinse head, tiled elevations, PVC panelling to the ceiling, extractor fan, spotlights, LED mirror and tiled flooring.

External

Front

Laid to lawn garden with bedding, paving and off road parking.

Rear

Enclosed garden with decking and a timber storage shed.



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