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Plan produced using PlanUp.



Southwood Drive, Accrington, BB5 2TU


Offers Over £220,000

A BEAUTIFULLY PRESENTED THREE-BEDROOM FAMILY HOME IN THE HEART OF A POPULAR AREA OF ACCRINGTON

Flowing internally with neutrally finished and deceptively spacious living accommodation, this three-bedroom, semi-detached family home is being welcomed to the property market. Ideally suited for a small family looking for easy access to all local amenities, schools and major commuter routes along the A56 and M65 networks towards Rossendale, Bury, Manchester and beyond.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and double doors leading to a spacious reception room. The reception room has a door leading to a contemporary fitted kitchen. The kitchen provides open access to the family room. To the first floor is a landing with doors leading to three bedrooms and a three-piece bathroom suite. Externally the property boasts a laid to lawn rear garden with decking. The front of the property has a laid to lawn garden and driveway providing off-road parking for two vehicles parked in tandem leading to the garage.

For further information, or to arrange a viewing, please contact our Accrington team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(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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 3  1  2  D

- EPC Rated D
- Laid To Lawn Garden
- Off Road Parking
- Council Tax Band C
- Integral Garage
- Three Bedrooms
- Freehold Property
- Composite Fitted Kitchen
- Well Located

Ground Floor

Hall

5'8 x 4'4 (1.73m x 1.32m)

Central heating radiator, wood effect floor, stairs to the first floor, door to reception room.

Reception Room One

13'9 x 12'5 (4.19m x 3.78m)

UPVC double glazed window, central heating radiator, coving, television point, wall inset remote fire, door to kitchen.

Kitchen

15'3 x 10'1 (4.65m x 3.07m)

Central heating radiator, spotlights, mix of wall and base units, laminate worktops, oven with four ring gas hob, extractor hood, stainless steel sink with drainer and mixer taps, space for fridge/freezer, integrated dishwasher, integrated washing machine, tile effect floor, open to family room.

Family Room

14'3 x 8'7 (4.34m x 2.62m)

Two UPVC double glazed windows, aluminum double glazed roof, central heating radiator, television point, two feature wall lights, UPVC double glazed doors to rear.

First Floor

Landing

7'7 x 6'2 (2.31m x 1.88m)

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

Bathroom

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

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with traditional taps, panel bath with mixer taps overhead direct feed shower, full tile elevations, spotlights, tile effect floor.

Bedroom Two

11'1 x 9'0 (3.38m x 2.74m)

UPVC double glazed window, central heating radiator.

Bedroom One

13'1 x 8'4 (3.99m x 2.54m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'11 x 6'9 (3.02m x 2.06m)

UPVC double glazed window, central heating radiator, above stairs storage.

Externally

Front

Laid to lawn garden, driveway, garage.

Rear

Laid to lawn garden.



Tel: 01254389384

www.keenans-estateagents.co.uk