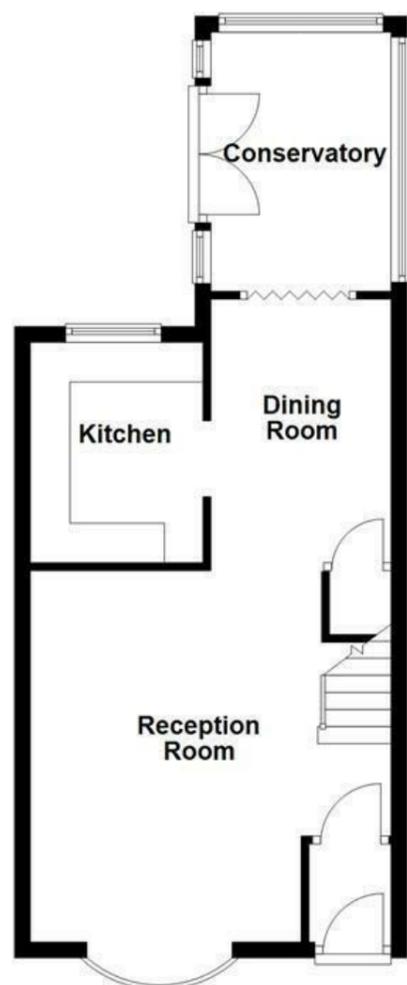
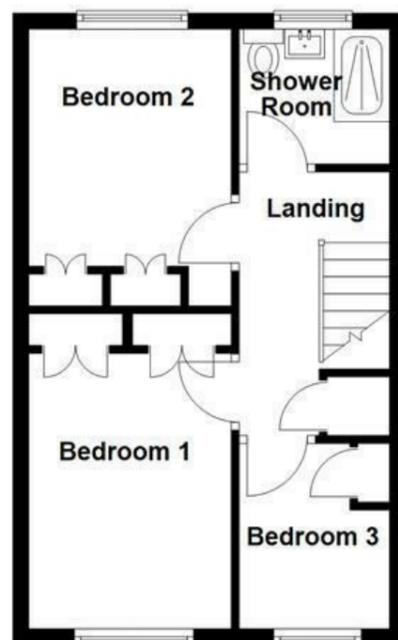


Ground Floor



First Floor



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

Old Hall Drive, Huncoat, BB5 6XA

£230,000

DESIRABLE THREE BEDROOM SEMI DETACHED PROPERTY

Located in the charming area of Huncoat, Accrington, this delightful three-bedroom semi-detached house on Old Hall Drive presents an excellent opportunity for families seeking a comfortable and modern living space. The property boasts a bright and airy open-plan living area, perfect for both relaxation and entertaining. The contemporary kitchen is designed with functionality in mind, making it a joy to prepare meals.

The home features three generously sized bedrooms, providing ample space for family members or guests. A well-appointed shower room adds to the convenience of this lovely residence. One of the standout features of this property is the bright conservatory, which invites natural light and offers a serene space to enjoy the garden views.

The south-facing garden is a true gem, providing a sunny outdoor retreat for children to play or for hosting summer gatherings. Additionally, the property includes a drive garage, ensuring that parking is never a concern.

Situated in a fantastic location, this home is close to local schools, amenities, and transport links, making it ideal for families and commuters alike. This property is not just a house; it is a great family home waiting to be cherished. Don't miss the chance to make this wonderful residence your own.

Old Hall Drive, Huncoat, BB5 6XA

£230,000



- Semi Detached Property
- Two Reception Rooms
- Off Road Parking & Garage
- EPC Rating TBC
- Three Bedrooms
- Three Piece Shower Room
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band B

Ground Floor

Entrance Vestibule

4'1 x 3'5 (1.24m x 1.04m)

Composite front entrance door, dado rail, coving, wood effect flooring and door to the reception room.

Reception Room

15'4 x 14'11 (4.67m x 4.55m)

UPVC double glazed bay window, central heating radiator, coving, wood effect flooring, stairs to the first floor and open to the dining room.

Dining Room

10'11 x 7'3 (3.33m x 2.21m)

Central heating radiator, understairs storage, coving, wood effect flooring, door to the kitchen and UPVC sliding door to the conservatory

Kitchen

9'1 x 7'2 (2.77m x 2.18m)

UPVC double glazed window, range of high gloss wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, plumbing for washing machine and dishwasher, space for fridge freezer, coving and tiled flooring.

Conservatory

10'9 x 8'6 (3.28m x 2.59m)

UPVC double glazed windows, PVC panelled ceiling, tiled flooring and UPVC French doors to the rear.

First Floor

Landing

11'5 x 6'3 (3.48m x 1.91m)

Central heating radiator, coving, smoke alarm, loft access and doors to three bedrooms, bathroom and storage.

Bedroom One

13' x 8'8 (3.96m x 2.64m)

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

Bedroom Two

10'10 x 8'3 (3.30m x 2.51m)

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

Bedroom Three

7'8 x 6'3 (2.34m x 1.91m)

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

Shower Room

6'3 x 5'7 (1.91m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed walk in shower unit, PVC panelled elevations, PVC panelled ceiling with spotlights, extractor fan and wood effect flooring.

External

Front

Laid to lawn garden and paved driveway providing off road parking leading to the garage.

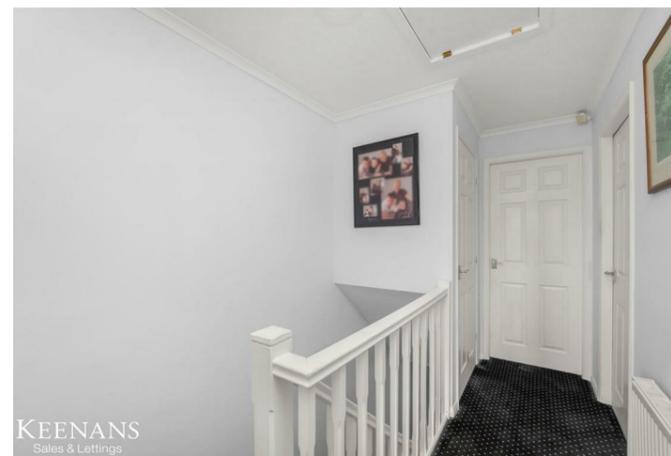
Garage

17'11 x 8'10 (5.46m x 2.69m)

Two hardwood single glazed windows, power and door to the rear.

Rear

Enclosed laid to lawn garden with paving and stone chipped areas.



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