


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	75
(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.

Selby Close, Accrington, BB5 2TQ

Offers Over £220,000

THREE BEDROOM SEMI DETACHED FAMILY HOME IN A DESIRABLE LOCATION

Situated in the sought after location of Selby Close, Accrington, this fantastic three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts a well-maintained rear garden, providing a serene outdoor space that is not overlooked, ensuring privacy for your family gatherings or quiet moments in the sun.

Upon entering, you are welcomed into a spacious lounge that invites relaxation and socialising. The separate dining room is ideal for entertaining guests or enjoying family meals, while the kitchen is designed for practicality and ease of use.

The first floor features three generously sized bedrooms, each offering ample space for personalisation. A modern shower room completes this level, providing a stylish and functional area for your daily routines.

With a driveway for convenient off-road parking, this home is perfect for families seeking a peaceful yet accessible location. Selby Close is a wonderful place to call home, combining comfort, space, and a welcoming community atmosphere. This property is not to be missed.

Selby Close, Accrington, BB5 2TQ

Offers Over £220,000

 3  1  2  B

- Semi Detached Property
- Two Reception Rooms
- Off Road Parking
- EPC Rating D

- Three Bedrooms
- Three Piece Shower Room
- Leasehold

- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Entrance Vestibule

4'3 x 3'11 (1.30m x 1.19m)

Composite front entrance door, fitted storage and door to reception room one.

Reception Room One

16'1 x 14'8 (4.90m x 4.47m)

UPVC double glazed bay window, central heating radiator, gas fire, coving, stairs to the first floor and door to reception room two.

Reception Room Two

14'6 x 8'2 (4.42m x 2.49m)

Central heating radiator, wood effect flooring and open archway to the kitchen.

Kitchen

14'6 x 9' (4.42m x 2.74m)

UPVC double glazed window, range of wood panelled wall and base units with granite surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, double oven, five ring gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed sliding doors to the rear.

First Floor

Landing

7'11 x 5'9 (2.41m x 1.75m)

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

Bedroom One

14'4 x 8'6 (4.37m x 2.59m)

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

Bedroom Two

10'3 x 8'6 (3.12m x 2.59m)

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

Bedroom Three

10' x 5'10 (3.05m x 1.78m)

UPVC double glazed window, central heating radiator, over stairs storage and coving.

Shower Room

6'3 x 6'1 (1.91m x 1.85m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, spotlights and wood effect flooring.

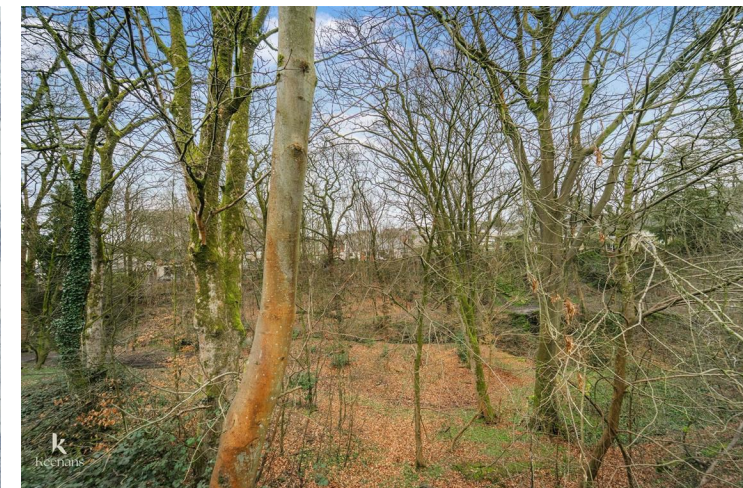
External

Front

Paved driveway providing off road parking.

Rear

Enclosed artificial lawn garden with decking and stone chipped areas.



Tel: 01254389384

www.keenans-estateagents.co.uk