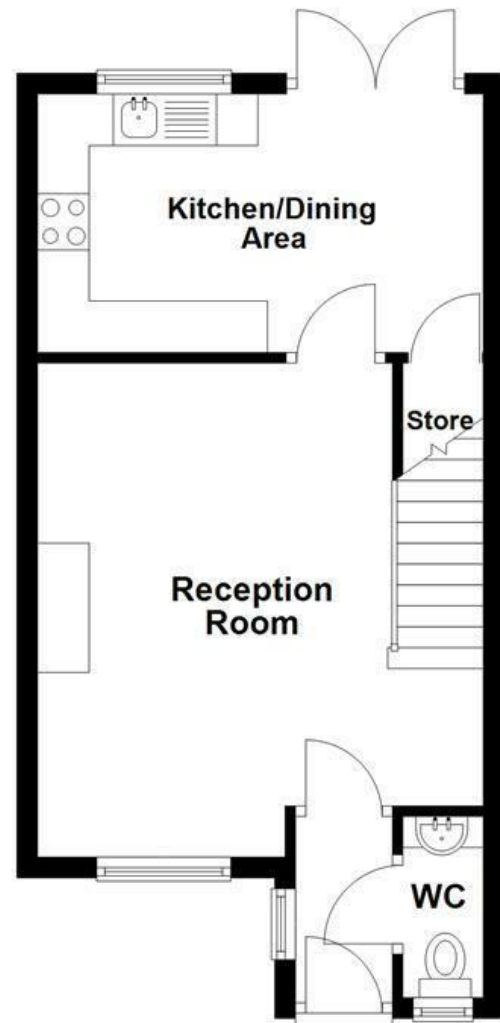


Ground Floor



First Floor



## Spring Meadows, Accrington, BB5 5XA

### Offers Over £190,000

A BEAUTIFUL THREE BEDROOM FAMILY HOME WITH A GENEROUS GARDEN

Nestled in the charming area of Spring Meadows, Clayton Le Moors, this beautifully presented three-bedroom semi-detached family home is a true gem. Perfectly suited for a growing family, the property boasts off-road parking, ensuring convenience for you and your guests. The generous rear garden offers a delightful outdoor space, ideal for children to play or for hosting summer gatherings.

Inside, the home features modern and stylish decor, allowing you to move straight in without the need for any immediate renovations. Each room is thoughtfully designed to create a warm and inviting atmosphere, making it a perfect sanctuary for family life.

The location is particularly advantageous, with excellent access to local schools, making the morning school run a breeze. Additionally, the property is well-connected to commuter routes, providing easy access to nearby towns and cities for those who travel for work.

This lovely home in Clayton Le Moors is not just a property; it is a place where memories can be made and cherished. If you are searching for your dream home in a friendly community, this is an opportunity not to be missed.

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| Energy Efficiency Rating                           |           |           |
|----------------------------------------------------|-----------|-----------|
|                                                    | Current   | Potential |
| Very energy efficient - lower running costs        |           |           |
| (92 plus) <b>A</b>                                 |           | <b>91</b> |
| (81-91) <b>B</b>                                   |           |           |
| (69-80) <b>C</b>                                   | <b>74</b> |           |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| Not energy efficient - higher running costs        |           |           |
| <b>England &amp; Wales</b> 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.

# Spring Meadows, Accrington, BB5 5XA

## Offers Over £190,000

 3  1  1  C

- Stunning Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance Hall

5'9 x 3'1 (1.75m x 0.94m)

Double glazed front door, UPVC double glazed frosted window, central heating radiator, coving, smoke detector, tiled flooring, doors leading to reception room and WC.

#### WC

5'9 x 2'7 (1.75m x 0.79m)

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin with traditional taps, coving and tiled flooring.

#### Reception Room

15'8 x 14'6 (4.78m x 4.42m )

UPVC double glazed window, two central heating radiators, coving, smoke detector, electric fire, television point, wood effect flooring, door to kitchen/dining area and stairs to first floor.

#### Kitchen/Dining Area

14'6 x 8'3 (4.42m x 2.51m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, integrated dishwasher, enclosed boiler, coving, tiled flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

UPVC double glazed window, coving, doors leading to three bedrooms and bathroom.

#### Bedroom One

13'11 x 8'4 (4.24m x 2.54m )

UPVC double glazed window, central heating radiator, coving, spotlights and wood panelled elevation.

#### Bedroom Two

10'1 x 8'4 (3.07m x 2.54m )

UPVC double glazed window, central heating radiator, coving and loft access.

#### Bedroom Three

10'3 x 5'10 (3.12m x 1.78m)

UPVC double glazed window, central heating radiator, coving, part wood panelled elevation and over stairs storage.

#### Bathroom

6'0 x 5'6 (1.83m x 1.68m )

UPVC double glazed frosted window, central heating radiator, low basin VVC, vanity top wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower, coving, spotlights, tiled elevations, extractor fan and wood effect flooring.

### External



Tel: 01254389384

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