


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.



Royds Avenue, Accrington, BB5 2JX

Offers In The Region Of £280,000

AN OUTSTANDING FOUR BEDROOM SEMI DETACHED FAMILY HOME

Having been presented and maintained to a beautiful standard throughout with spacious rooms, neutral decor and an abundance of indoor and outdoor space, this enviable four-bedroom semi-detached property is being proudly welcomed to the market in the highly regarded location of Accrington. Benefitting from off road parking, integral garage and four double bedrooms, as well as added study, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, good schools and amenities, as well as network links to Blackburn, Rossendale and Burnley. With no chain delay and a complete blank canvas this property is the perfect family home to move straight into and put your own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen, shower room and staircase to the first floor. The reception room leads openly on to a dining room which then guides you through to a kitchen. The kitchen guides you on to an inner hallway which provides access on to a garage, utility area and out to the rear. The first floor comprises of doors on to four double bedrooms, study and a family bathroom. Externally there is an enclosed laid to lawn garden with patio and bedding areas to the rear. To the front there is off road parking.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Royds Avenue, Accrington, BB5 2JX

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 4  2  2  D

- Semi Detached Property
 - Four Bright Bedrooms
 - Off Road Parking On Driveway Leading To An Integral Garage
 - EPC Rated D
- Open Plan Living/Dining Area
 - Three Piece Family Bathroom
 - Council Tax Band Is D
- Fitted Kitchen
 - Enclosed Laid To Lawn Rear Garden
 - Leasehold Property

Ground Floor

Entrance

Enter via a UPVC double glazed french doors leading into porch.

Porch

11'09 x 2'04 (3.58m x 0.71m)

UPVC double glazed window, spotlights, tiled flooring, hardwood door leading into the inner hall, composite double glazed frosted door leading into the hall.

Hall

14'09 x 8'04 (4.50m x 2.54m)

UPVC double glazed frosted window, central heating radiator, wood effect flooring, understairs storage, doors leading to the shower room, reception room, kitchen and stairs leading up to the first floor.

Shower Room

7'11 x 2'09 (2.41m x 0.84m)

Hardwood single glazed frosted window, direct feed shower enclosure, dual flush WC, pedestal wash basin with mixer tap, full tiled elevations, extractor fan, lino flooring.

Reception Room

14'09 x 13'04 (4.50m x 4.06m)

UPVC double glazed window, central heating radiator, coving to the ceiling, gas fire with wooden mantle and granite effect surround, television point, two feature wall lights, open to dining room.

Dining Room

11'10 x 10'10 (3.61m x 3.30m)

UPVC double glazed window, central heating radiator, coving to the ceiling, door leading into the kitchen.

Kitchen

10'10 x 9'10 (3.30m x 3.00m)

UPVC double glazed window, a range of cream wall and base units with wood effect surfaces, gloss splashbacks, composite one and a half sink and drainer with mixer tap, space for three door Belling range with five ring gas hob and extractor hood, integrated dishwasher, integrated fridge freezer, spotlights, tile effect flooring, UPVC door leading into the inner hall.

Inner Hall

23'03 x 9 (7.09m x 2.74m)

Extractor fan, plumbing for washing machine, space for dryer, hardwood single glazed door leading to garage, UPVC double glazed frosted door leading out to the rear of the property.

Garage

19'05 x 9'04 (5.92m x 2.84m)

Power, lighting, boiler cupboard, electric up and over garage door.

First Floor

Landing

15'02 x 12'07 (4.62m x 3.84m)

Access to the loft, over stairs storage, doors leading to four bedrooms, study and a bathroom.

Bedroom One

14'04 x 10'07 (4.37m x 3.23m)

UPVC double glazed window, central heating radiator, coving to the ceiling, fitted wardrobes.

Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed window, central heating radiator, coving to the ceiling, fitted wardrobes.

Bedroom Three

22'06 x 7'10 (6.86m x 2.39m)

Three UPVC double glazed windows, two central heating radiators, fitted wardrobes.

Bedroom Four

9'10 x 7'10 (3.00m x 2.39m)

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

Study

11'01 x 4'08 (3.38m x 1.42m)

UPVC double glazed window, central heating radiator.

Bathroom

9'06 x 5'04 (2.90m x 1.63m)

UPVC double glazed frosted window, chrome heated towel rail, p shape panelled bath with direct feed rainfall steam shower, dual flush WC, vanity top wash basin with mixer tap, full tiled elevations, spotlights, tiled flooring.

Externally

Front

Off road parking.

Rear

Laid to lawn garden with patio and bedding areas.



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