



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
England & Wales		
EU Directive 2002/91/EC		

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Winterley Drive, Accrington, BB5 6UE

£325,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Offering an abundance of indoor and outdoor space, neutral interiors and having been presented and maintained beautifully throughout this enviable four bedroom detached property is being proudly welcomed to the market in the desirable location of Huncoat on a sought after estate. With open plan living space, two bathrooms and enviable wrap around gardens, this outstanding property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley and major motorway links to Manchester and Preston. With detached garage, four generously sized bedrooms and three living areas, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, study, WC, kitchen and houses a staircase to the first floor. The reception room leads openly on to a dining room whilst the kitchen leads through to a utility room. The first floor comprises of doors on to four bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed wrap around garden to the rear with laid to lawn, paving, bedding and mature shrubs, summer house and access on to a detached garage. To the front there is a laid to lawn garden with paving, bedding, off road parking and access on to a detached garage.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Winterley Drive, Accrington, BB5 6UE
£325,000

 4  2  2  C

- Beautifully Presented Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking and Detached Garage
 - EPC Rating C
- Four Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Two Bathrooms
 - Stunning Wraparound Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

14'1 x 5'11 (4.29m x 1.80m)
Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, coving, understairs storage, oak doors to reception room, kitchen, study WC and stairs to first floor.

Study

8'3 x 6'5 (2.51m x 1.96m)
UPVC double glazed window, central heating radiator, coving and integrated desk.

WC

6'5 x 3'7 (1.96m x 1.09m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, coving and wood effect laminate flooring.

Reception Room

16'4 x 11'4 (4.98m x 3.45m)
Three UPVC double glazed windows, central heating radiator, coving, gas fire with granite effect hearth, surround and oak effect mantel, television point and open to dining room.

Dining Room

10'8 x 9'3 (3.25m x 2.82m)
Central heating radiator, coving and UPVC double glazed sliding door to rear.

Kitchen

10'8 x 9'6 (3.25m x 2.90m)
UPVC double glazed window, central heating radiator, range of wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half sink and drainer with mixer tap, space for double electric oven with four ring electric hob and integrated extractor hood, space for fridge, plumbing for dishwasher, wood effect laminate flooring and oak door to utility.

Utility

10'8 x 4'11 (3.25m x 1.50m)
UPVC double glazed frosted window, central heating radiator, range of base units with granite effect work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, Vaillant boiler, wood effect laminate flooring and composite double glazed frosted stable door to rear.

First Floor

Landing

9'5 x 5'9 (2.87m x 1.75m)
Coving, loft access, smoke detector, doors leading to four bedrooms and bathroom.

Bedroom One

13'6 x 11'6 (4.11m x 3.51m)
UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

En Suite

8'2 x 4'2 (2.49m x 1.27m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC vanity top wash basin with mixer tap, direct feed shower enclosed, tiled elevations, extractor fan, spotlights and wood effect laminate flooring.

Bedroom Two

12'7 x 9'6 (3.84m x 2.90m)
Two UPVC double glazed windows, central heating radiator, coving and over stairs storage.

Bedroom Three

10'7 x 8'2 (3.23m x 2.49m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Four

10'7 x 7'11 (3.23m x 2.41m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

7'10 x 7'3 (2.39m x 2.21m)
UPVC double glazed frosted window, central heated towel rail, P-shaped panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, dual flush WC, PVC panel elevations, spotlights, extractor fan, integrated linen cupboard and wood effect laminate flooring.

External

Rear

Wraparound laid to lawn garden with paving, bedding areas, mature shrubbery, summerhouse and access to detached garage.

Garage

16'11 x 8'11 (5.16m x 2.72m)
Power, lighting and roller shutter door.

Front

Laid to lawn garden with paving, bedding areas, off road parking and access to garage.

