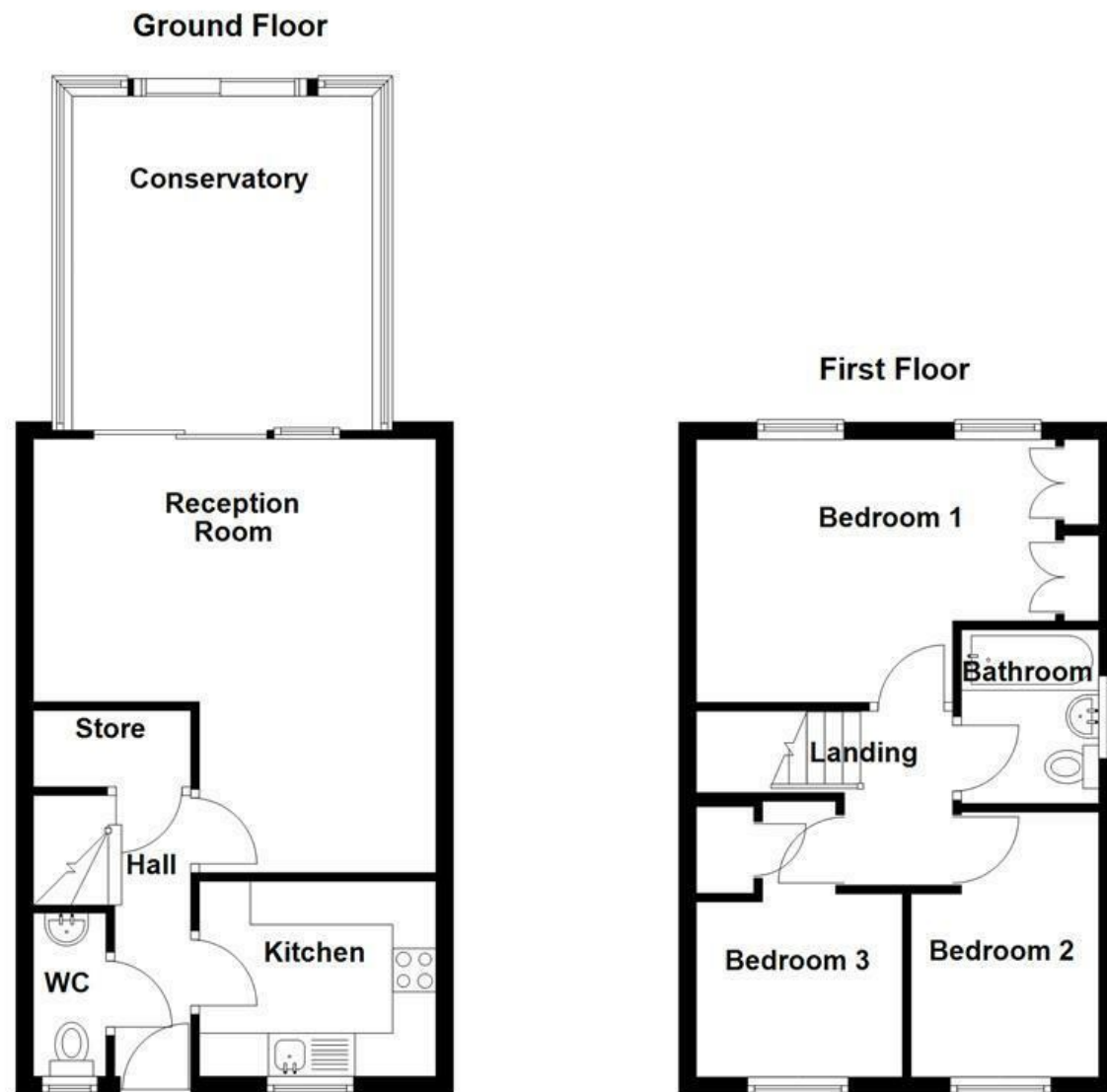




Wareham Close, Accrington, BB5 5DZ

£179,950

AN ENVIABLE FAMILY HOME

Situated on the charming Wareham Close, Accrington, this delightful house offers a perfect blend of comfort and practicality, making it an ideal choice for families or couples seeking extra space. Upon entering, you are welcomed by a generous living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The well-equipped kitchen is featuring ample storage and workspace to prepare delicious meals. Adjacent to the living room, you will find a beautifully naturally lit conservatory, which serves as a tranquil retreat, allowing you to enjoy the beauty of the outdoors from the comfort of your home. This lovely space seamlessly leads to a well-maintained rear enclosed garden, ideal for outdoor gatherings or simply enjoying a quiet moment in nature.

The property boasts three well-proportioned bedrooms, offering versatility for various living arrangements. Whether you are a growing family or a couple in need of a home office, these rooms provide the perfect solution to accommodate your lifestyle needs.

With its thoughtful layout and inviting features, this house on Wareham Close is not just a place to live, but a place to call home. Don't miss the opportunity to make this charming property your own.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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.

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 3  1  2  C

- An Impressive Semi Detached Property
 - Neutral Decoration
 - Off Road Parking
 - Tenure Freehold
- Three Bedrooms
 - Perfect Family Home
 - EPC Rating C
- Sought After Location
 - Added Conservatory
 - Council Tax Band B

Ground Floor

Entrance

Composite double glazed frosted leaded door to the hallway.

Hallway

10'2 x 6'2 (3.10m x 1.88m)

Central heating radiator, smoke alarm, storage cupboard, wood effect laminate flooring, doors to the reception room, kitchen, WC and staircase to the first floor.

WC

6'2 x 2'9 (1.88m x 0.84m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a low basin WC, pedestal wash basin with mixer tap, wood effect lino flooring.

Kitchen

9 x 7'5 (2.74m x 2.26m)

UPVC double glazed window, plinth heater, a range of laminated wall and base units, wood effect surface, tiled splash backs, a stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, wood effect lino flooring.

Reception Room

16'5 x 15'3 (5.00m x 4.65m)

UPVC double glazed window, two central heating radiator, coving, television point, wood effect laminate flooring, UPVC double sliding door to the conservatory.

Conservatory

12'8 x 11'4 (3.86m x 3.45m)

UPVC double glazed windows, polycarbonate roof, wood effect laminate flooring, UPVC double glazed French doors to the rear.

First Floor

Landing

3'4 x 6'7 (1.02m x 2.01m)

Smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

15'3 x 10 (4.65m x 3.05m)

Two UPVC double glazed windows, central heating radiator, loft access, fitted wardrobes.

Bedroom Two

10 x 7'2 (3.05m x 2.18m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'7 x 7'10 (3.23m x 2.39m)

UPVC double glazed window, central heating radiator, over staircase storage cupboard.



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