



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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## Heaning Avenue, Accrington, BB5 6DE

### Offers In The Region Of £290,000

#### STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME

Presenting Heaning Avenue in Accrington, this beautifully renovated semi-detached house offers a perfect blend of modern comfort and classic charm. Set on a generous corner plot, the property boasts a large landscaped garden, ideal for family gatherings or quiet evenings outdoors. The driveway provides ample space for multiple vehicles, complemented by a convenient detached garage.

Inside, the home features three spacious bedrooms, each designed with comfort in mind. The stunning family bathroom is a true highlight, showcasing a freestanding bath and a walk-in shower, creating a luxurious retreat for relaxation. The modern country-style dining kitchen is both functional and inviting, complete with a gorgeous log burner set within a stylish brick surround, perfect for cosy family meals.

The property also includes two tastefully decorated reception rooms, offering versatile spaces for entertaining or unwinding. Additionally, a downstairs WC and a pantry enhance the practicality of this delightful home.

This residence is not just a house; it is a sanctuary that combines elegance with everyday living. With its high standard of renovation and thoughtful design, it is an ideal choice for families seeking a welcoming and stylish environment. Don't miss the opportunity to make this exceptional property your new home.



# Heaning Avenue, Accrington, BB5 6DE

## Offers In The Region Of £290,000

 3  1  2  D

- Exquisite Semi Detached Property
- Stunning Dining Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Presented to the Highest Standard Throughout
- Tenure Leasehold
- Four Piece Bathroom Suite
- Extensive Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Porch

6'6 x 3'1 (1.98m x 0.94m )

Composite double glazed frosted front door, UPVC double glazed windows, tiled flooring and hardwood single glazed frosted door and window to hall.

#### Hall

13'11 x 6'4 (4.24m x 1.93m )

Central heating radiator, coving, spotlights, tiled flooring, hardwood door leading to reception room one, under stairs storage, open to kitchen/dining area and stairs to first floor.

#### Reception Room One

13'9 x 11'11 (4.19m x 3.63m)

UPVC double glazed bay window, coving, two feature wall lights, television point, wall mounted multifuel log burner and solid wood flooring.

#### Kitchen/Dining Area

19'2 x 10'0 (5.84m x 3.05m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units with quarts work surfaces, tiled splashback, ceramic butler sink with integrated draining ridges and high spout spring mixer tap, Stoves range cooker with five ring gas hob, integrated extractor hood, integrated high rise microwave, integrated fridge freezer, integrated dishwasher, integrated wine cooler, under unit lighting, cast iron log burner with exposed brick surround and wooden mantel, television point, spotlights, smoke detector, wood effect flooring, hardwood door to reception room two and UPVC double glazed French doors to rear.

#### Reception Room

13'10 x 9'5 (4.22m x 2.87m )

Three UPVC double glazed windows, UPVC double glazed picture window, UPVC double glazed Velux window, two feature wall lights, Dru Diablo flue wall mounted gas fire, wood effect flooring, doors leading to pantry and WC.

#### WC

4'8 x 3'9 (1.42m x 1.14m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, extractor fan and tiled flooring.

### First Floor

#### Landing

11'11 x 8'0 (3.63m x 2.44m)

UPVC double glazed window, loft access, doors leading to three bedrooms and family bathroom.

#### Bedroom One

13'8 x 11'10 (4.17m x 3.61m)

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

#### Bedroom Two

10'6 x 10'0 (3.20m x 3.05m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three

6'11 x 6'2 (2.11m x 1.88m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

### Bathroom

9'7 x 7'8 (2.92m x 2.34m)

Two UPVC double glazed frosted windows, central heated towel rail, vanity top wash basin with traditional taps, low basin WC, rolltop ball and clawfoot bath with traditional taps and rinse head, walk-in direct feed rainfall shower with rinse head, PVC to ceiling, spotlights, tiled elevations and tiled flooring.

### External

#### Rear

Enclosed garden with laid to lawn, paving, stone chippings, bedding areas, greenhouse, log store, mature shrubbery and access to detached garage.

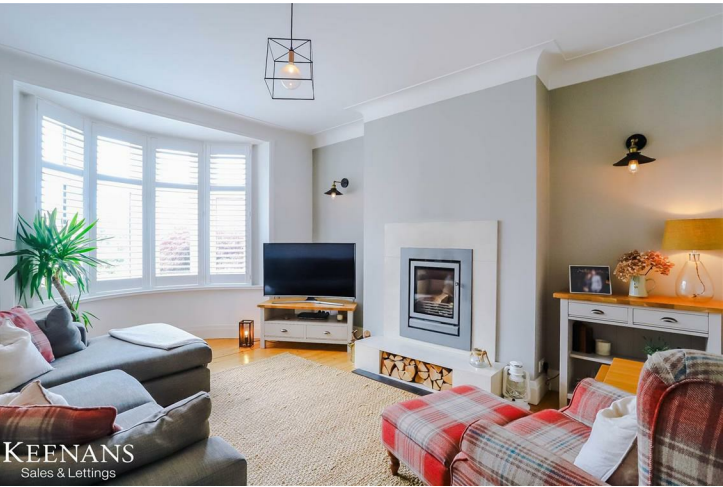
#### Front

Bedding areas, mature shrubbery, paved driveway and access to detached garage.

### Detached Garage

22'1 x 11'11 (6.73m x 3.63m)

Two UPVC double glazed frosted windows, power, lighting and storage.



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