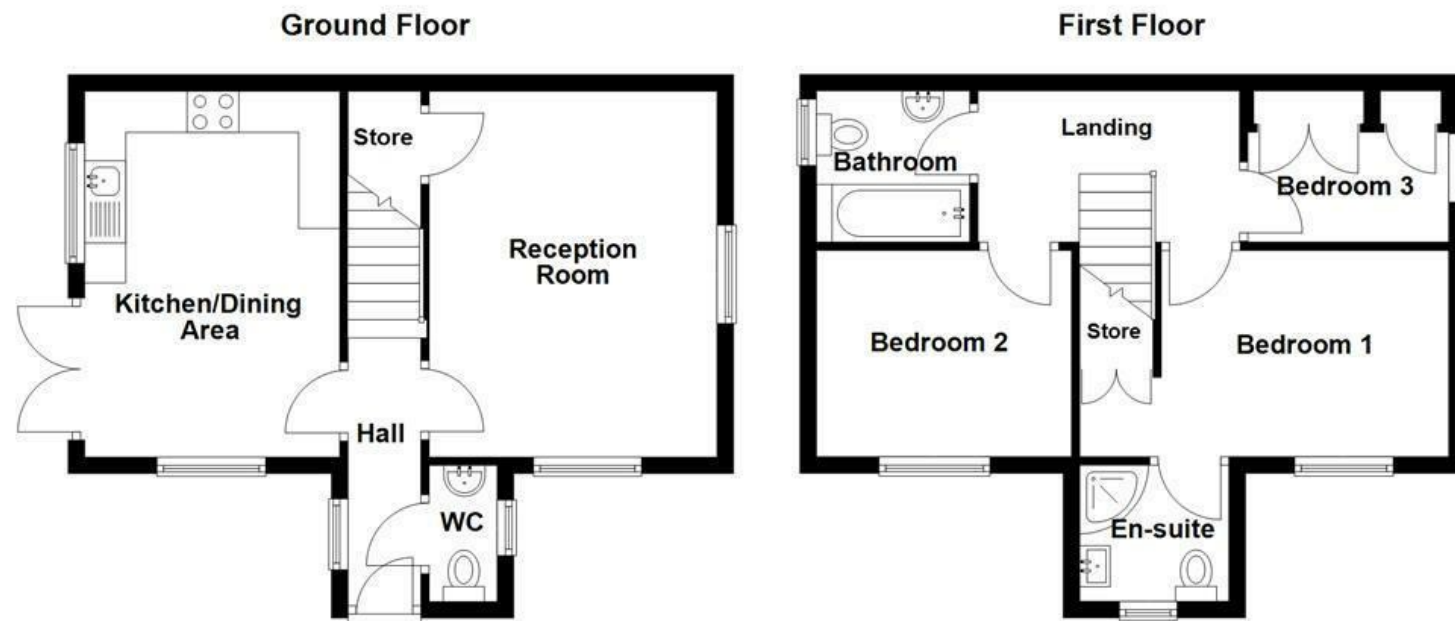




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 95        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</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.

## Woodview Drive, Accrington, BB5 0FS

### £249,950

#### EXQUISITE THREE BEDROOM DETACHED FAMILY HOME

Presenting Woodview Drive in Accrington, this stunning three-bedroom detached family home has been beautifully renovated to offer a perfect blend of modern living and comfort. The property boasts a spacious master bedroom complete with an en suite, ensuring privacy and convenience for the homeowners. Additionally, there is a well-appointed downstairs WC and a stylish family bathroom, catering to the needs of a growing family.

The interior of the home features a minimalist aesthetic decor, creating a serene and inviting atmosphere throughout. The gorgeous modern kitchen diner is a true highlight, providing an ideal space for family gatherings and entertaining guests. Its contemporary design is both functional and visually appealing, making it a joy to cook and dine in.

Outside, the property is complemented by a lovely landscaped garden, offering a tranquil retreat for relaxation and outdoor activities. This outdoor space is perfect for children to play or for hosting summer barbecues with friends and family.

This exceptional home is not just a place to live, but a lifestyle choice that combines elegance, comfort, and practicality. With its prime location and impressive features, it is an opportunity not to be missed. Whether you are a growing family or looking for a stylish home, this property is sure to meet your needs and exceed your expectations.

# Woodview Drive, Accrington, BB5 0FS

## £249,950

 3  2  1  B

- Exceptional Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and EV Charging Point
- EPC Rating B
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning Rear Garden
- Council Tax Band D

### Ground Floor

#### Entrance Hall

10'10 x 3'5 (3.30m x 1.04m )

Composite front door, UPVC double glazed window, central heating radiator, smoke detector, doors leading to WC, reception room, kitchen/dining area and stairs to first floor.

#### WC

5'5 x 2'9 (1.65m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps and tiled flooring.

#### Reception Room

14'7 x 11'6 (4.45m x 3.51m)

Two UPVC double glazed windows, central heating radiator, television point and understairs storage.

#### Kitchen/Dining Area

14'6 x 10'2 (4.42m x 3.10m)

Two UPVC double glazed windows, range of panelled wall and base units with wood effect work surfaces and upstands, ceramic sink and drainer with high spout mixer tap, integrated oven with four ring electric hob and extractor hood, glass splashback, space for fridge freezer, extractor fan, spotlights, tiled flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

9'9 x 9'7 (2.97m x 2.92m)

Loft access, central heating radiator, doors leading to three bedrooms and bathroom.

#### Bedroom One

14'8 x 8'2` (4.47m x 2.49m)

UPVC double glazed window, central heating radiator, over stairs storage and door to en suite.

#### En Suite

6'5 x 5'2 (1.96m x 1.57m )

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, dual flush WC, tiled elevations, extractor fan and tiled flooring.

#### Bedroom Two

9'6 x 8'3 (2.90m x 2.51m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'0 x 6'2 (2.44m x 1.88m )

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

#### Bathroom

6'1 x 6'1 (1.85m x 1.85m)

UPVC double glazed window, central heating radiator, pedestal wash

basin with traditional taps, dual flush WC, panel bath with traditional taps, partially tiled elevations, extractor fan and tiled effect lino flooring.

#### External

#### Rear

Enclose garden with laid to lawn, Indian stone paving, stone chippings, bedding areas and gate to driveway.

#### Front

Laid to lawn garden, bedding areas and paving.



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