


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>68</b>	<b>84</b>
(81-91) <b>B</b>		
(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		
England & Wales		
EU Directive 2002/91/EC		
		

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## Cranbourne Drive, Accrington, BB5 4DH

### Offers Over £250,000

A SUPERB THREE BEDROOM SEMI-DETACHED FAMILY HOME

Nestled in the sought-after area of Church, Accrington, this charming three-bedroom semi-detached family home on Cranbourne Drive is a delightful find for those seeking comfort and style. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

The heart of the home is undoubtedly the stylish, modern kitchen, which is complemented by contemporary bathroom suites that enhance the overall appeal. A solid roof conservatory extends from the kitchen, creating a stunning area perfect for family gatherings or as a versatile playroom, ensuring that this home meets the needs of a growing family.

The exterior of the property is designed for low maintenance, featuring a stylish rear yard that offers a pleasant outdoor space for children to play or for hosting summer barbecues. Additionally, the ample off-road parking is a significant advantage, making it convenient for families with multiple vehicles.

This residence is ideally situated in a popular location, providing excellent access to nearby amenities, reputable schools, and key commuter routes. Whether you are a first-time buyer or looking to upsize, this property presents an excellent opportunity to create lasting memories in a welcoming community. Don't miss the chance to make this lovely house your new home.

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# Cranbourne Drive, Accrington, BB5 4DH

## Offers Over £250,000

 3  1  2  D

- Exceptional Semi Detached Property
- Modern Fitted Kitchen
- Ample Off Road Parking
- EPC Rating D
- Three Bedrooms
- Open Plan Living
- Tenure Leasehold
- Four Piece Bathroom Suite
- Immaculate Rear Garden
- Council Tax Band C

### Ground Floor

#### Hall

14' x 5'11 (4.27m x 1.80m)  
UPVC double glazed frosted entrance door, central heating radiator, coving, wood effect flooring, stairs to first floor and door to reception room and kitchen.

#### Reception Room

13'10 x 11'5 (4.22m x 3.48m)  
UPVC double glazed window, central heating radiator, electric log burner effect stove and TV point.

#### Kitchen

17'9 x 8'9 (5.41m x 2.67m)  
Central heating radiator, spotlights, wall and base units, laminate worktops, breakfast bar, oven and microwave in high rise unit, four ring induction hob, extractor hood, tiled splash back, corner sink with draining board and mixer tap, wine cooler, integrated fridge freezer, integrated dishwasher, enclosed boiler, integrated bin, tiled flooring and open access to conservatory.

#### Conservatory

10'0 x 8'9 (3.05m x 2.67m)  
UPVC double glazed windows, solid roof, central heating radiator, spotlights, tiled floor and UPVC double glazed door to rear.

### First Floor

#### Landing

UPVC double glazed frosted window, smoke alarm, coving and doors to three bedrooms and bathroom.

#### Bedroom One

14'5 x 9'9 (4.39m x 2.97m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Two

11'8 x 9'9 (3.56m x 2.97m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

10'9 x 7'8 (3.28m x 2.34m)  
UPVC double glazed window, central heating radiator and loft access.

#### Bathroom

8'8 x 5'10 (2.64m x 1.78m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, walk in direct feed rainfall shower with rinse head, extractor fan, tiled elevations and tiled flooring.

### External

#### Front

Tarmac drive for off road parking leading to storage.

### Rear

Artificial lawn and paving.

### Storage

19'2 x 8'6 (5.84m x 2.59m)  
Single door.



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