

Wham Brook Close, Accrington, BB5 4PB

Offers Over £260,000

A GORGEOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME

Welcome to Wham Brook Close, Oswaldtwistle, this delightful semi-detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the contemporary open-plan kitchen and dining area, which is thoughtfully designed to cater to both everyday living and special occasions. The kitchen is fitted with modern appliances and offers a separate utility room for added convenience. A snug area complements the living space, creating a warm and cosy atmosphere, especially with the modern fire that adds a touch of charm.

The property boasts two well-appointed bathrooms, including an en-suite shower room in the master bedroom, ensuring privacy and comfort for all family members. Each of the four bedrooms is generously sized, providing plenty of room for personalisation and relaxation.

Outside, the rear garden is a lovely suntrap, perfect for enjoying sunny days and outdoor gatherings. The driveway accommodates multiple cars, making parking hassle-free for residents and

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	80
(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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- Tenure Leasehold
- Council Tax Band B
- EPC Rating C
- Off Road Parking
- Four Generously Sized Bedrooms
- Stunning Fitted Kitchen/Dining Area
- Ideal Family Home With Viewing Essential
- Abundance Of Indoor And Outdoor Space
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

Ground Floor

Entrance

Composite part frosted door to entrance hall.

Hall

6'10 x 5'11 (2.08m x 1.80m)

Coving, wood effect laminate flooring, doors to reception room, WC and stairs to first floor.

WC

6'3 x 3'4 (1.91m x 1.02m)

UPVC frosted window, electric radiator, dual flush WC, vanity top wash basin with waterfall mixer tap, part tiled elevation and wood effect laminate flooring.

Reception Room

15'1 x 12' (4.60m x 3.66m)

UPVC double glazed window, electric radiator, electric fire, spotlights and doors to dining area.

Dining Area

11'8 x 10'4 (3.56m x 3.15m)

Spotlights, electric radiator, open to kitchen and open doorway to snug.

Snug

14'3 x 9'8 (4.34m x 2.95m)

Electric radiator, spotlights and French doors to rear.

Kitchen

16'3 x 11'1 (4.95m x 3.38m)

Velux window, wall and base units, quartz work top, inset stainless steel one and a half sink with mixer tap, four ring induction hob, double oven, integrated dishwasher, space for fridge freezer, spotlights, smoke alarm, tiled floor, under stairs storage, doors to garage and utility.

Utility

6'11 x 5'1 (2.11m x 1.55m)

Wall units, quartz work top, plumbed for washing machine, extractor fan, tiled floor and composite part frosted door to rear.

Garage

First Floor

Landing

9'11 x 6'4 (3.02m x 1.93m)

Loft access, smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

15'8 x 8'2 (4.78m x 2.49m)

UPVC double glazed window, electric radiator, wardrobes and door to en suite.

En Suite

8' x 5'8 (2.44m x 1.73m)

UPVC frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk in direct feed rainfall shower, spotlights, extractor fan, tiled elevation and tiled floor.

Bedroom Two

13'5 x 7'11 (4.09m x 2.41m)

UPVC double glazed window, electric radiator, fitted wardrobe.

Bedroom Three

11' x 8'1 (3.35m x 2.46m)

UPVC double glazed window, electric radiator and fitted wardrobe.

Bedroom Four

9'2 x 6'5 (2.79m x 1.96m)

UPVC double glazed window and storage.

Bathroom

6'4 x 5'10 (1.93m x 1.78m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled bath with mixer tap, overhead electric feed shower, spotlights, tiled elevation, extractor fan and tiled floor.

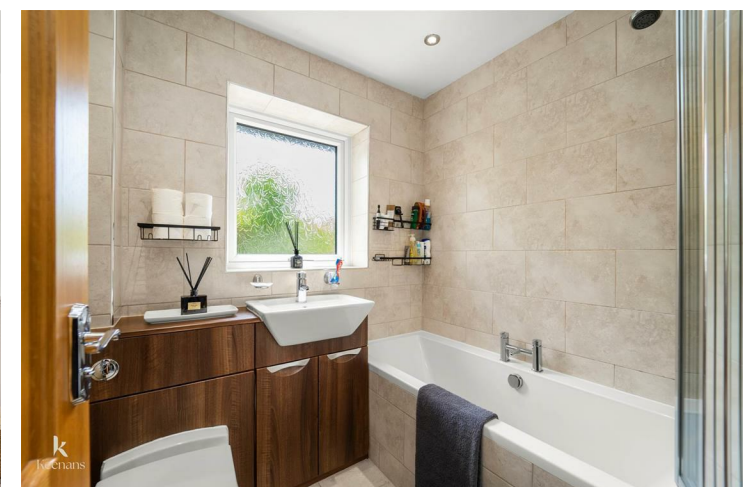
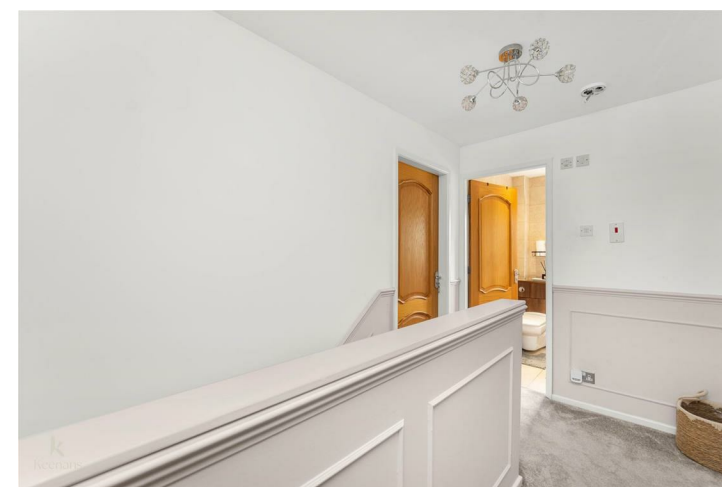
External

Rear

Enclosed laid to lawn garden, composite decking and solar panels.

Front

Driveway and access to garage.



Tel: 01254389384

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