

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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## Simmons Way, Accrington, BB5 5WW

### Offers Over £270,000

THE PERFECT DETACHED FAMILY HOME WITH SOUTH FACING GARDEN

Welcome to this exquisite detached house located on Simmons Way in the desirable area of Clayton Le Moors, Accrington. This stunning property is set on an impressive corner plot and boasts a detached double garage, which has been partially converted into a fantastic office space. This versatile area could easily be transformed into separate living quarters if desired, offering endless possibilities for your family's needs.

Inside, you will find three generously sized bedrooms, providing ample space for relaxation and rest. The open plan living and dining area is perfect for family gatherings and entertaining guests, featuring modern fixtures and fittings that enhance the overall appeal of the home. This property is truly ready to move straight into, making it an ideal choice for families seeking a hassle-free transition.

Situated in one of the most sought-after estates within Clayton Le Moors, this home is conveniently located just a stone's throw away from local amenities, including shops and schools. Excellent bus routes and major motorway links are also easily accessible, ensuring that you remain well-connected to the surrounding areas.

# Simmons Way, Accrington, BB5 5WW

Offers Over £270,000



- Tenure Freehold
- council Tax Band C
- EPC Rating D
- Off Road Parking With Access To A Double Garage Which Has Partially Been Converted
- Ready To Move Into
- Impressive Corner Plot
- Three Generously Sized Bedrooms
- Sought After Area
- Easy Access To Major Network Links
- Ideal Family Home With Viewing Essential

## Ground Floor

### Entrance

Composite double glazed frosted door to hall.

### Hall

9'4 x 3' (2.84m x 0.91m)

Central heating radiator, coving, smoke alarm, dado rail, tiled effect lino flooring, doors to wc and reception room, stairs to first floor.

### WC

4'5 x 3'2 (1.35m x 0.97m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and tiled effect lino flooring.

### Reception Room

14'4 x 13'1 (4.37m x 3.99m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, acoustic wood panel elevation, television point, open to dining room and door to kitchen.

### Dining Room

9'11 x 7'9 (3.02m x 2.36m)

Central heating radiator, coving, two feature wall lights and UPVC double glazed French doors to rear,

### Kitchen

9'11 x 8'4 (3.02m x 2.54m)

UPVC double glazed window, plinth heater, range of grey wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven, five ring gas hob, extractor hood, space for fridge, plumbed for washing machine and dishwasher, under unit lighting, under stairs storage, tiled floor and UPVC double glazed frosted door to rear.

## First Floor

### Landing

8'11 x 6'5 (2.72m x 1.96m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, dado rail, doors to three bedrooms and bathroom.

### Bedroom One

12'4 x 9'10 (3.76m x 3.00m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobe and door to en suite.

## En Suite

7'4 x 3'4 (2.24m x 1.02m)

UPVC double glazed frosted window, central heating towel radiator, dual flush WC, pedestal wash basin with waterfall, mixer tap, direct feed shower enclosure, tiled and PVC elevation, extractor fan and tiled floor.

## Bedroom Two

9'10 x 9'5 (3.00m x 2.87m)

UPVC double glazed window and central heating radiator.

## Bedroom Three

9'3 x 6'5 (2.82m x 1.96m)

UPVC double glazed window and central heating radiator.

## Bathroom

6'5 x 6'2 (1.96m x 1.88m)

UPVC double glazed frosted window, central heating radiator, panel bath with direct feed rainfall shower and mixer tap, pedestal wash basin with waterfall mixer tap, dual flush WC, PVC panel elevation, tiled elevation, extractor fan and tiled effect lino flooring.

## External

### Rear

Wrap around garden with laid to lawn, paving, decking, bedding areas and access to garage.

### Garage

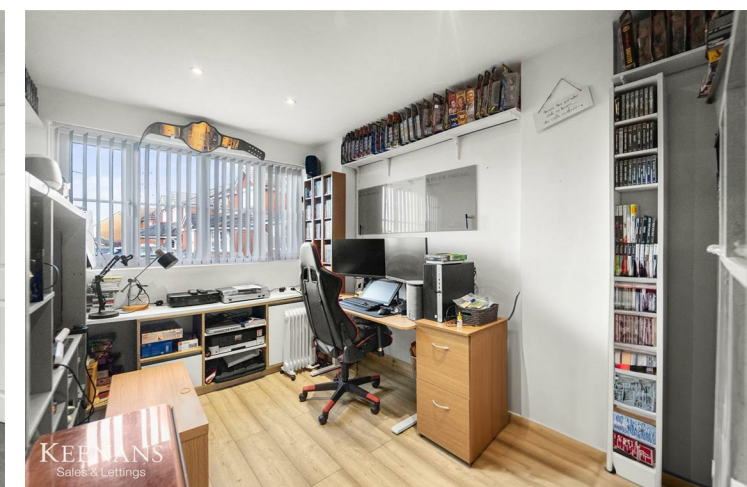
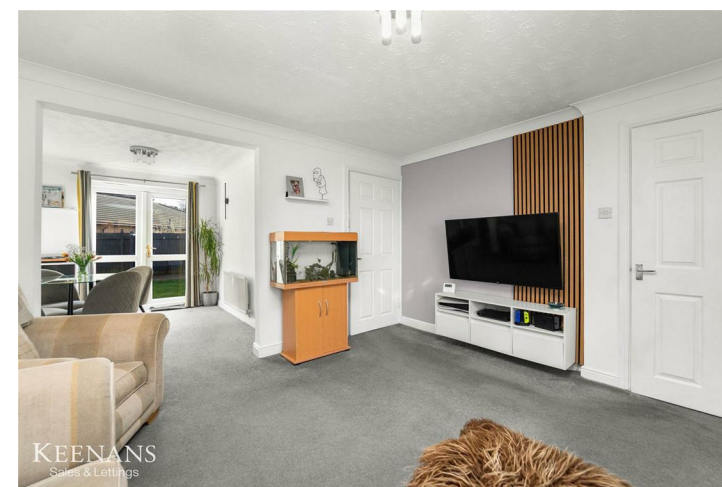
18' x 17'11 (5.49m x 5.46m)

Power, lighting and door to external office.

### External Office

12'3 x 8'8 (3.73m x 2.64m)

UPVC double glazed window, power, lighting and wood effect laminate flooring.



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