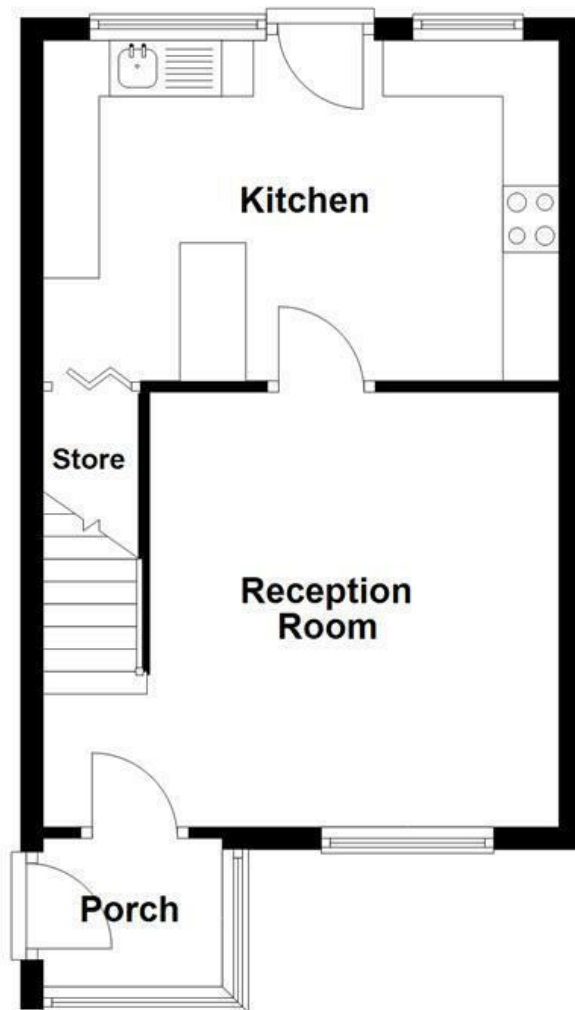
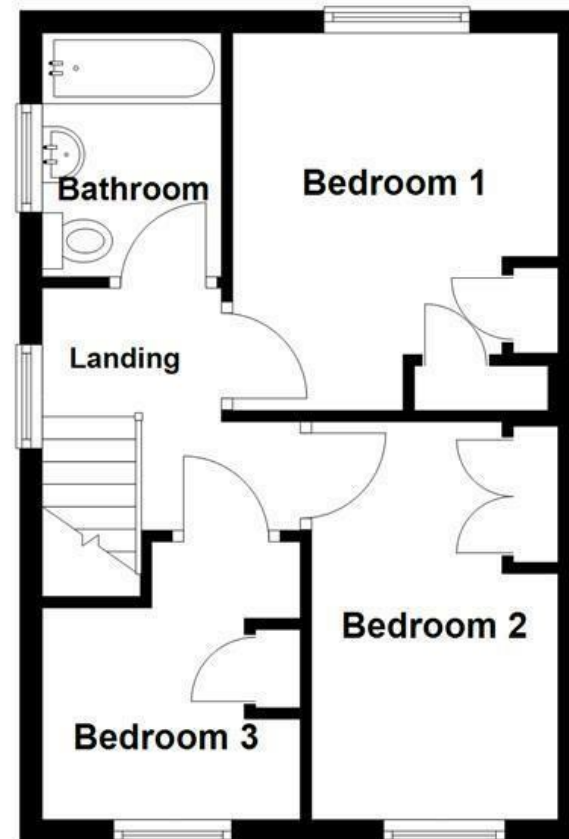


Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Brooke Close, Accrington, BB5 2QX

### £220,000

#### THE PERFECT FAMILY HOME

Welcome to this immaculate semi-detached house located on the desirable Brooke Close in Accrington. This property is an ideal family home, offering a perfect blend of comfort and modern living.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for family gatherings or entertaining guests. The modern fitted kitchen seamlessly leads from the reception area, making it easy to serve meals and enjoy quality time with loved ones.

The house boasts three well-proportioned bedrooms, providing ample space for family members or guests. The three-piece bathroom suite is both stylish and functional, catering to the needs of a busy household.

Set on a good-sized plot, the property features a decent garden to the rear, ideal for children to play or for hosting summer barbecues. Additionally, off-road parking and a garage offer convenience and security for your vehicles.

This charming home is not only well-presented but also situated in a friendly neighbourhood, making it a wonderful place to settle down. Do not miss the opportunity to make this lovely property your own.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

# Brooke Close, Accrington, BB5 2QX

## £220,000



- Immaculate Semi Detached Property
- Fitted Kitchen with Modern Appliances
- Off Road Parking and Garage
- EPC Rating: TBC
- Three Bedrooms
- Spacious Reception Room
- Tenure: Leasehold
- Three Piece Bathroom Suite
- Enclosed Rear Garden
- Council Tax Band: B

**Ground Floor**

**Entrance Porch**  
5'3 x 4'4 (1.60m x 1.32m)  
Composite double glazed front door, two UPVC double glazed windows. PVC cladding to ceiling and UPVC double glazed frosted door to reception room.

**Reception Room**  
15'1 x 12'9 (4.60m x 3.89m)  
UPVC double glazed window, central heating radiator, coving, television point, door to kitchen and stairs to first floor.

**Kitchen**  
15'1 x 10'0 (4.60m x 3.05m)  
Two UPVC double glazed windows, central heating radiator, coving, spotlights, range of high gloss wall and base units with granite effect worktops, tiled splashback, under unit lighting, stainless steel sink and drainer with mixer tap, integrated high rise oven, four ring induction hob and extractor hood, integrated Bosch washing machine, integrated Bosch dishwasher, integrated fridge, integrated freezer, under stairs storage, Vaillant boiler, wood effect flooring and UPVC double glazed frosted door to rear.

**First Floor**

**Landing**  
7'7 x 5'7 (2.31m x 1.70m)  
UPVC double glazed window, central heating radiator, coving, doors to three bedrooms and bathroom.

**Bedroom One**  
11' x 9'4 (3.35m x 2.84m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

**Bedroom Two**  
11' x 7'4 (3.35m x 2.24m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

**Bedroom Three**  
8'2 x 7'7 (2.49m x 2.31m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

**Bathroom**  
6'10 x 5'4 (2.08m x 1.63m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush W/C, pedestal wash basin with mixer tap, P-shaped panel bath with mixer tap and rinse head, PVC panelling to ceiling, PVC panelled elevations and tiled effect flooring.

**External**

**Rear**  
Enclosed laid to lawn garden with paving, stone chips and access to garage.

