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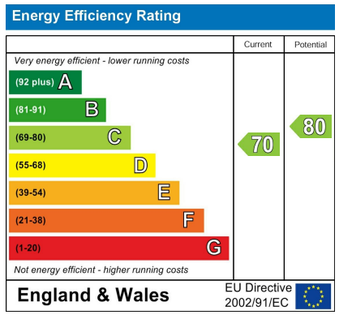

Rowan Tree Close, Accrington, BB5 6UQ

£350,000

GORGEOUS FOUR-BEDROOM DETACHED IN ACCRINGTON

Welcome to this stunning four-bedroom home located on Rowan Tree Close in Accrington. This property offers a perfect blend of comfort and style, making it an ideal choice for families or those seeking extra space.

As you enter, you will be greeted by a spacious living room that seamlessly connects to the dining room, this space was part of an extension creating an inviting, open plan atmosphere for both relaxation and entertaining. The well-designed kitchen is equipped with modern amenities and adjoins a second reception room, providing additional space for family gatherings or quiet evenings.

Convenience is key in this home, with a downstairs WC thoughtfully placed for easy access. The four generous bedrooms are well-proportioned, ensuring ample space for everyone. The master bedroom boasts its own ensuite shower room, offering a private retreat for the homeowners.

Outside, you will find off-road parking in front of the garage, a valuable feature in today's busy world. The wraparound rear garden which can be accessed from both sides of the property is

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.

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Rowan Tree Close, Accrington, BB5 6UQ

£350,000

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- Exceptional Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Ample Living Space
- Tenure Freehold
- Two Bathrooms
- Spacious Wraparound Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hall

7'9 x 5'10 (2.36m x 1.78m)

UPVC double glazed frosted front door, upright central heating radiator, coving, spotlights, doors leading to WC, two reception rooms and stairs to first floor.

WC

5'0 x 3'10 (1.52m x 1.17m)

Wall mounted wash basin with mixer tap, low basin WC, bidet, extractor fan, tiled elevations and tiled flooring.

Reception Room One

15'7 x 15'1 (4.75m x 4.60m)

Three hardwood double glazed windows, central heating radiator, coving, spotlights, wall mounted feature gas fire, television point, feature wall light and open to dining room.

Dining Room

15'11 x 8'8 (4.85m x 2.64m)

Hardwood double glazed window, two central heating radiator, coving, spotlights, open to kitchen and UPVC double glazed sliding door to rear.

Kitchen

16'8 x 9'7 (5.08m x 2.92m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with quartz work surfaces and upstands, stainless steel inset one and a half bowl sink with high spout mixer tap, integrated high rise double oven, four ring induction hob and extractor hood, integrated fridge, integrated dishwasher, integrated wine cooler, plumbing for washing machine, integrated breakfast bar, spotlights, pendant lighting, wood effect laminate flooring, under stairs storage, doors to reception room two, garage and UPVC double glazed door to side elevation.

Reception Room Two

14'7 x 8'10 (4.45m x 2.69m)

Hardwood double glazed inset bay window, central heating radiator, coving, living flame electric fire with stone surround and hearth and spotlights.

Garage

18'0 x 8'6 (5.49m x 2.59m)

UPVC double glazed window, power, lighting and up and over garage door.

First Floor

Landing

9'1 x 5'8 (2.77m x 1.73m)

Coving, loft access, smoke detector, doors leading to four bedrooms and family bathroom.

Bedroom One

15'4 x 8'9 (4.67m x 2.67m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

En Suite

8'7 x 3'1 (2.62m x 0.94m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, spotlights, tiled elevations and tiled flooring.

Bedroom Two

14'7 x 9'5 (4.45m x 2.87m)

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

Bedroom Three

9'11 x 9'5 (3.02m x 2.87m)

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

Bedroom Four

9'0 x 6'4 (2.74m x 1.93m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and over stairs storage.

Bathroom

6'2 x 5'8 (1.88m x 1.73m)

UPVC double glazed frosted window, central heated towel rail, low basin WC, wall mounted wash basin with mixer tap, double panel bath with mixer tap, jets and overhead direct feed shower, tiled elevations, spotlights and tiled flooring.

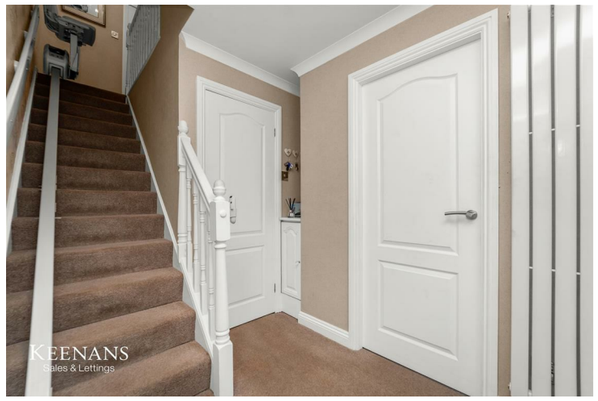
External

Rear

Wraparound garden with laid to lawn, paved patio, mature shrubbery and bedding areas.

Front

Laid to lawn garden, bedding, tarmac driveway and access to garage.



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