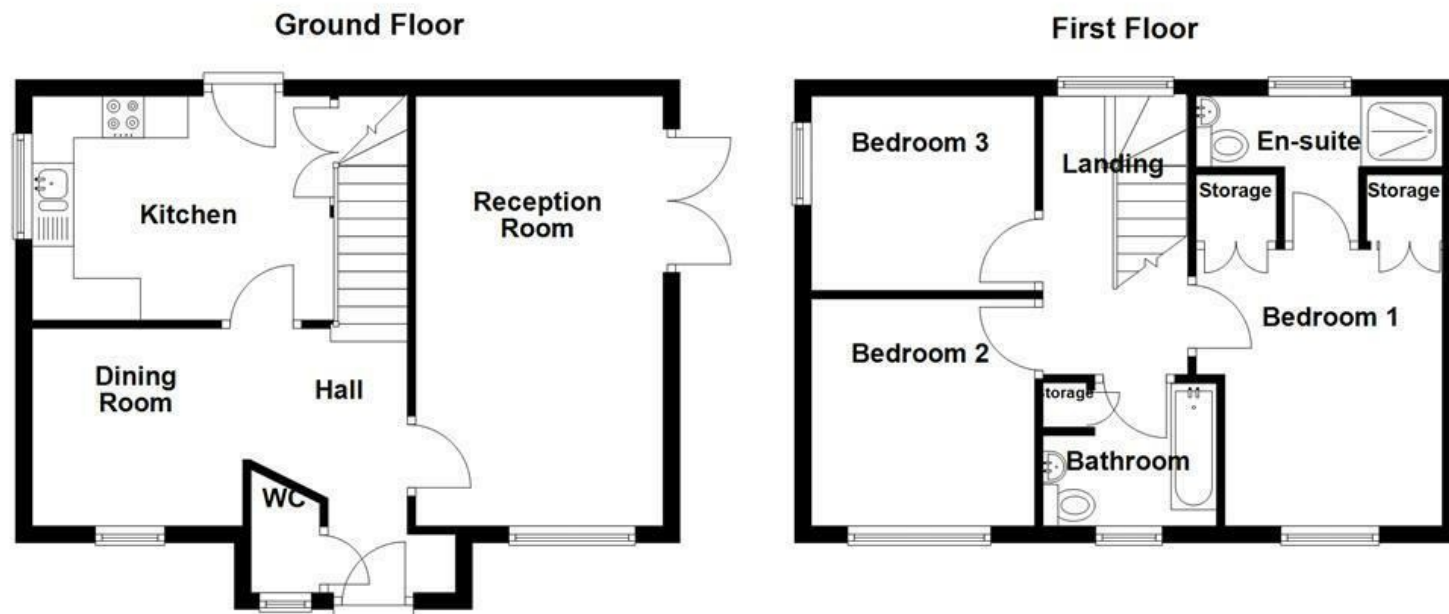




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Bluebell Way, Huncoat, BB5 6TD

£265,000

EXQUISITE THREE BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION

Located in the charming area of Bluebell Way, Huncoat, Accrington, this delightful three-bedroom detached family home offers a perfect blend of comfort and modern living. As you step inside, you are greeted by a spacious hallway leading through to the lounge that invites relaxation and family gatherings. The dining room provides an ideal space for entertaining guests or enjoying family meals.

The heart of the home is undoubtedly the modern kitchen, which is well-equipped and designed to meet the needs of contemporary family life. With ample storage and workspace, it is a delightful area for culinary creativity.

The property boasts a master bedroom complete with an en suite bathroom, ensuring privacy and convenience. Two additional bedrooms provide plenty of space for family members or guests, while the family bathroom and a downstairs WC add to the practicality of the home.

Outside, the landscaped garden offers a serene retreat, perfect for enjoying sunny days or hosting barbecues. The driveway and garage provide ample parking space, making this home not only stylish but also functional.

This property is an excellent opportunity for families seeking a comfortable and well-appointed home with its modern features and convenient location, it is sure to appeal to those looking for a place to create lasting memories.

Bluebell Way, Huncoat, BB5 6TD

£265,000

 3  2  2  C

- Tenure Leasehold
 - Off Road Parking With Drive And Garage
 - Viewing Essential
 - Close Proximity To Local Amenities
- Council Tax Band C
 - Ideal Family Home
 - Abundance Of Indoor And Outdoor Space
- EPC Rating C
 - Sought After Area
 - Easy Access To Major Network Links

Ground Floor

Entrance

Composite double glazed door to hall

Hall

12' x 5'2 (3.66m x 1.57m)

Coving smoke alarm, wood effect laminate flooring, stairs to first floor, door to WC, kitchen, reception room and open to dining room.

Reception Room

17' x 9'9 (5.18m x 2.97m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring, gas fire with surround and UPVC double glazed French doors to rear.

WC

5' x 2'9 (1.52m x 0.84m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC and wood effect laminate flooring.

Dining Room

8'5 x 7'10 (2.57m x 2.39m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Kitchen

11'9 x 8'10 (3.58m x 2.69m)

UPVC double glazed window, central heating radiator, under stairs storage, gloss wall and base units, wood effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, integrated dishwasher and fridge freezer, plumbed for automatic washing machine, under cupboard lights and UPVC double glazed frosted door to rear.

First Floor

Landing

12' x 6'5 (3.66m x 1.96m)

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

Bedroom One

10'11 x 9'11 (3.33m x 3.02m)

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

En Suite

10'4 x 5'9 (3.15m x 1.75m)

UPVC double glazed frosted window, central heating radiator, enclosed direct feed large shower, pedestal wash basin with mixer tap, dual flush WC, extractor fan and wood effect laminate flooring.

Bedroom Two

8'10 x 8'5 (2.69m x 2.57m)

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

Bedroom Three

8'5 x 8' (2.57m x 2.44m)

UPVC double glazed window and central heating radiator.

Bathroom

6'8 x 6'7 (2.03m x 2.01m)

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and over bath shower, tiled elevation, storage, extractor fan and laminate flooring.

External

Rear

Enclosed landscaped garden, access to garage paved patio, pergola and stone chippings.

Front

Drive for off road parking, detached garage, hedges and paved path to front entrance door.



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