



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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		

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Wareham Close, Accrington, BB5 5DZ

£179,950

AN ENVIABLE FAMILY HOME

Situated on the charming Wareham Close, Accrington, this delightful house offers a perfect blend of comfort and practicality, making it an ideal choice for families or couples seeking extra space. Upon entering, you are welcomed by a generous living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The well-equipped kitchen is featuring ample storage and workspace to prepare delicious meals. Adjacent to the living room, you will find a beautifully naturally lit conservatory, which serves as a tranquil retreat, allowing you to enjoy the beauty of the outdoors from the comfort of your home. This lovely space seamlessly leads to a well-maintained rear enclosed garden, ideal for outdoor gatherings or simply enjoying a quiet moment in nature.

The property boasts three well-proportioned bedrooms, offering versatility for various living arrangements. Whether you are a growing family or a couple in need of a home office, these rooms provide the perfect solution to accommodate your lifestyle needs.

With its thoughtful layout and inviting features, this house on Wareham Close is not just a place to live, but a place to call home. Don't miss the opportunity to make this charming property your own.

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Wareham Close, Accrington, BB5 5DZ

£179,950

 3  1  2  C

- An Impressive Semi Detached Property
 - Neutral Decoration
 - Off Road Parking
 - Tenure Freehold
- Three Bedrooms
 - Perfect Family Home
 - EPC Rating C
- Sought After Location
 - Added Conservatory
 - Council Tax Band B

Ground Floor

Entrance

Composite double glazed frosted leaded door to the hallway.

Hallway

10'2 x 6'2 (3.10m x 1.88m)

Central heating radiator, smoke alarm, storage cupboard, wood effect laminate flooring, doors to the reception room, kitchen, WC and staircase to the first floor.

WC

6'2 x 2'9 (1.88m x 0.84m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a low basin WC, pedestal wash basin with mixer tap, wood effect lino flooring.

Kitchen

9 x 7'5 (2.74m x 2.26m)

UPVC double glazed window, plinth heater, a range of laminated wall and base units, wood effect surface, tiled splash backs, a stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, wood effect lino flooring.

Reception Room

16'5 x 15'3 (5.00m x 4.65m)

UPVC double glazed window, two central heating radiator, coving, television point, wood effect laminate flooring, UPVC double sliding door to the conservatory.

Conservatory

12'8 x 11'4 (3.86m x 3.45m)

UPVC double glazed windows, polycarbonate roof, wood effect laminate flooring, UPVC double glazed French doors to the rear.

First Floor

Landing

3'4 x 6'7 (1.02m x 2.01m)

Smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

15'3 x 10 (4.65m x 3.05m)

Two UPVC double glazed windows, central heating radiator, loft access, fitted wardrobes.

Bedroom Two

10 x 7'2 (3.05m x 2.18m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'7 x 7'10 (3.23m x 2.39m)

UPVC double glazed window, central heating radiator, over staircase storage cupboard.



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