



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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		

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Hambleton Mill Park, Accrington, BB5 5FP

£260,000

THE PERFECT FAMILY HOME

Welcome to this stunning detached family home located in the desirable Hambleton Mill Park area of Accrington. This property is perfect for those seeking a comfortable and modern living space, ideal for a growing family.

As you enter, you will be greeted by a spacious and inviting atmosphere. The modern kitchen/diner is a highlight of the home, offering a fantastic space for family meals and entertaining guests. It is complemented by a separate utility room, ensuring that daily chores are kept out of sight, and a convenient downstairs WC adds to the practicality of the layout.

The property boasts four generously sized bedrooms, providing ample space for family members or guests. Each room is designed to offer comfort and privacy, making it an ideal retreat for everyone in the household.

Outside, the low maintenance gardens allow you to enjoy the outdoors without the burden of extensive upkeep. The driveway and integral garage provide convenient parking options, ensuring that you have easy access to your vehicles.

Situated in a popular location, this home offers a perfect blend of modern living and family-friendly amenities. With its attractive features and thoughtful design, this property is a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this beautiful house your new home.

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Hambledon Mill Park, Accrington, BB5 5FP

£260,000

4 2 1 B

- Detached Property
 - Spacious Reception Room
 - Off Road Parking & Garage
 - EPC Rating B
- Four Bedrooms
 - En Suite To Main Bedroom
 - Leasehold
- Open Plan Dining Kitchen
 - Front & Rear Gardens
 - Council Tax Band D

Ground Floor

Entrance Hallway

5'2 x 4'8 (1.57m x 1.42m)

Composite double glazed front entrance door, central heating radiator, alarm system, smoke alarm, stairs to the first floor and door to the reception room.

Reception Room

15'9 x 11' (4.80m x 3.35m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, wood effect flooring and doors to the dining kitchen.

Dining Kitchen

18'4 x 10'2 (5.59m x 3.10m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher and fridge freezer, spotlights, tiled flooring, understairs storage, door to utility and UPVC double glazed French doors to the rear.

Utility Room

7' x 5'3 (2.13m x 1.60m)

Central heating radiator, co-ordinating units, integrated washing machine, boiler, extractor fan, tiled flooring, doors to WC and garage and composite double glazed door to the side elevation.

WC

5'3 x 2'11 (1.60m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin and tiled flooring.

Garage

15'10 x 8'10 (4.83m x 2.69m)

Up and over garage door.

First Floor

Landing

6'10 x 6'2 (2.08m x 1.88m)

Loft access and doors to four bedrooms, bathroom and linen closet.

Bedroom One

13'5 x 12'6 (4.09m x 3.81m)

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

En Suite

7'1 x 6' (2.16m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, part tiled elevations, extractor fan and tile effect flooring.

Bedroom Two

12'3 x 9'2 (3.73m x 2.79m)

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

Bedroom Three

9'7 x 9'2 (2.92m x 2.79m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'7 x 7'3 (2.92m x 2.21m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with electric feed shower overhead, tiled elevations, extractor fan and tile effect flooring.

External

Front

Laid to lawn garden with slate chipped beds and driveway providing off road parking leading to the garage.

Rear

Enclosed paved garden with planted beds.



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