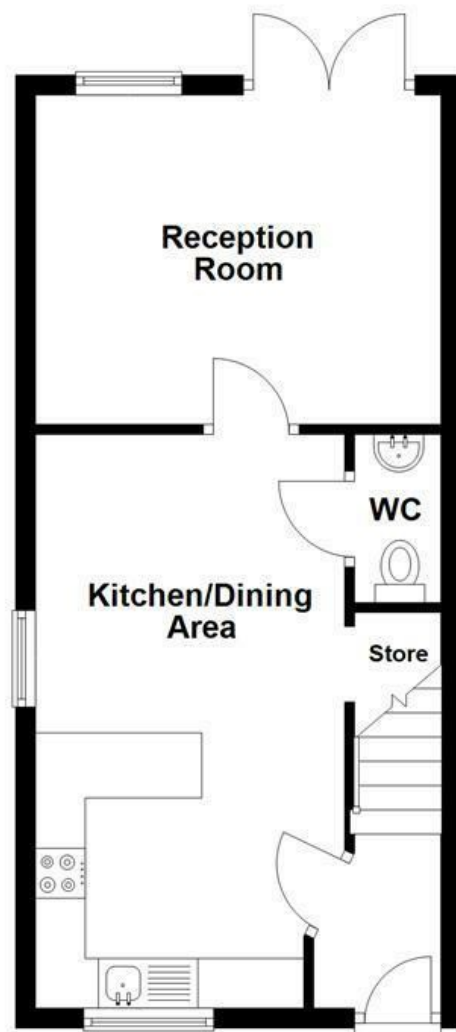


Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         | 97        |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 84                      |           |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Woodview Drive, Accrington, BB5 0FS

### £205,000

STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME

Situated on the charming Woodview Drive in Accrington, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you approach the home, you will be greeted by beautifully landscaped gardens at both the front and rear, providing a serene outdoor space for relaxation or entertaining. The modern dining kitchen is a standout feature, designed to cater to both culinary enthusiasts and casual diners alike, making it the heart of the home.

The spacious lounge offers a welcoming atmosphere, perfect for unwinding after a long day or hosting friends and family. The layout of the house ensures a natural flow between the living spaces, enhancing the overall sense of openness and light.

Situated in a great location, this property is conveniently close to local amenities and schools, making it an excellent choice for families or anyone looking to enjoy the vibrant community of Accrington. With its appealing features and prime location, this home is not to be missed.



Woodview Drive, Accrington, BB5 0FS

£205,000

 3  1  1  B

- Immaculate Semi Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking and EV Charging Point
  - EPC Rating B
- Three Bedrooms
  - Move-in Ready
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Spacious Rear Garden
  - Council Tax Band B

Ground Floor

Entrance Hall

6'9 x 5'2 (2.06m x 1.57m )  
Composite front door, smoke detector, central heating radiator, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

18'11 x 10'2 (5.77m x 3.10m )  
Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate work surfaces and upstands, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, integrated fridge freezer, integrated dishwasher, integrated washing machine/dryer, extractor fan, tiled effect lino flooring, doors leading to WC and reception room.

WC

5'6 x 3'0 (1.68m x 0.91m)  
Central heating radiator, wall mounted wash basin with traditional taps, dual flush WC, extractor fan and tiled effect lino flooring.

Reception Room

13'6 x 10'10 (4.11m x 3.30m)  
UPVC double glazed window, central heating radiator, partial acoustic wood panelled elevation, television point and UPVC double glazed French doors to rear.

First Floor

Landing

9'5 x 6'2 (2.87m x 1.88m )  
Smoke detector, loft access, doors leading to three bedrooms and family bathroom.

Bedroom One

13'1 x 8'3 (3.99m x 2.51m)  
Two UPVC double glazed windows and central heating radiator.

Bedroom Two

12'5 x 7'0 (3.78m x 2.13m)  
UPVC double glazed window and central heating radiator.

Bedroom Three

8'11 x 6'2 (2.72m x 1.88m )  
UPVC double glazed window and central heating radiator.

Bathroom

7'0 x 5'11 (2.13m x 1.80m)  
UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, extractor fan and tiled effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, wooden decking and stone chippings.

Front

Laid to lawn garden, bedding areas, paving, stone chip driveway and EV charging point.



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