

Royds Avenue, Accrington, Lancashire. BB5 2JX

Offers over £270,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

WONDERFULLY PRESENTED STONE BUILT FAMILY HOME WITH ENVIABLE COUNTRYSIDE VIEWS Set in a favourable position in Accrington stands this beautifully presented, three bedroom semi detached property. Complete with driveway parking and admirable gardens, this property will make a superb home for anyone looking to reside in this stunning setting.

The current vendors have injected a huge amount of love in to this home which comprises of an entrance vestibule and welcoming, hallway with storage, and stairs leading to the first floor. The 24ft lounge has been tastefully decorated, with an electric fire installed as a beautiful focal point. This provides the perfect space to admire spectacular garden views, bringing a sense of relaxation and tranquillity to the home. The fitted kitchen benefits from storage in the form of base and eye level units in a crisp white colour palette with contrasting grey counter tops and tiling. With a fantastic open plan layout, this family focused space opens up beautifully in to the second reception room which is currently used as a superb dining area. Completing the ground floor is a study, ideal for those working from home, as well as a fully tiled three piece bathroom suite. On the first floor, leading from the landing is the serene master bedroom featuring gorgeous fitted, shaker style wardrobes. Two further contemporary, double bedrooms are present, which ensure this property is ideal for a growing family and enjoy unrivalled countryside views. Completing the internal accommodation is the luxurious four piece family bathroom suite in white, featuring modern marble tiling and a slipper bath offering the perfect space to unwind. The property was fully re-wired three years ago and is warmed through gas central heating. The property also benefits from full double glazing throughout.

Set on a delightful plot, surrounded by exquisite countryside, this garden fronted property benefits from driveway parking and a single garage with power and lighting. To the rear you'll find a substantial laid to lawn garden, offering the potential to extend subject to planning permission. Mature shrubs and trees border the delightful garden, which provides privacy to this glorious outdoor space.

Early viewing is strongly recommended for this beautifully maintained family home as high interest is expected.

FEATURES

- Beautiful Stone Built Semi-Detached Home
- Envidable Position in Accrington
- Stylish Internal Accommodation
- Two Wonderful Reception Rooms
- Three Double Bedrooms
- Driveway Parking
- Delightful Front & Rear Gardens
- Single Garage with Power & Lighting
- Stunning Countryside Views
- Leasehold, On a Water Meter



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Laminate flooring, double glazed front door, panel radiator.

Hallway

Laminate flooring, stairs to first floor, under stair storage, panel radiator.

Lounge

24' 10" x 10' 10" (7.57m x 3.30m) Laminate flooring, electric with wood beams, panel radiator, TV point, uPVC double glazed window x 2.

Dining Room

9' 06" x 9' 04" (2.90m x 2.84m) Laminate flooring, ceiling coving, panel radiator, uPVC double glazed window.

Study

8' 03" x 7' 02" (2.51m x 2.18m) Laminate flooring, ceiling coving, storage.

Kitchen

10' 00" x 6' 09" (3.05m x 2.06m) Range of fitted and base units with contrasting work surfaces, vinyl flooring, sink and drainer, 4x ring hob, electric oven, extractor fan, tiled splashback, integral dishwasher, composite front door, door into garage, uPVC double glazed window.

Bathroom

7' 10" x 4' 09" (2.39m x 1.45m) Carpet flooring, three piece in white, tiled floor to ceiling, radiator, uPVC double glazed window.

First Floor

Landing

Carpet flooring, loft access, loft ladder - boarded with light. uPVC double glazed window.

Master Bedroom

11' 10" x 9' 09" (3.61m x 2.97m) Carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

Bedroom Two

8' 08" x 8' 05" (2.64m x 2.57m) Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

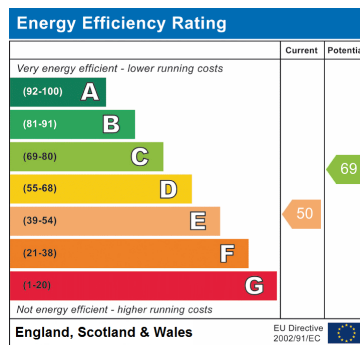
10' 09" x 09' 09" (3.28m x 2.97m) Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

10' 02" x 8' 01" (3.10m x 2.46m) Tiles flooring, tiled floor to ceiling, four piece in white with free standing bath, mains fed shower enclosed, ceiling spotlights, heated towel radiator, uPVC frosted double glazed window.



EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.