



### Abbeydale Way, Accrington

\*\* STUNNING DETACHED PROPERTY IN SOUGHT AFTER LOCATION \*\*

Sat on a generous and enviable corner plot, located in one of Accrington's most desirable locations sits this truly exquisite detached family home! A true credit to the homeowners, this property has been presented and maintained to the highest standard flowing with modern, neutral decor. Comprising of a spacious living room, dining room, modern fitted kitchen, utility room, downstairs WC, four bedrooms, en-suite to master and three piece bathroom suite, and complete with extensive front and rear gardens, driveway for multiple vehicles and garage, this property truly ticks all the boxes and would be perfect for a family!

Being situated in a sought after area, this property benefits from being within close proximity to an abundance of amenities including Convenience Stores, Pharmacy, Restaurants and Beauticians. In addition, network links are a stones throw away providing access to Accrington, Oswaldtwistle, Blackburn and beyond!

Get in contact with our sales team to arrange a viewing on this superb property!

- Beautiful Detached Property
- Large Corner Plot
- Spacious Living Room/ Dining Room
- Modern Fitted Kitchen
- Four Bedrooms
- En-Suite to Master
- Utility Room
- Extensive Front and Rear Gardens
- Off Road Parking for Multiple Vehicles
- Leasehold

**Offers in excess of £210,000**

## Ground Floor

### Entrance Hall

4'4" x 3'4" (1.33 x 1.04)

Door to living room and stairs to first floor, carpet flooring.

### Living Room

13'0" x 13'0" (3.98 x 3.98)

UPVC double glazed window, central heating radiator, coving to ceiling, feature gas fireplace with stone hearth and surround, ceiling light fitting, door to storage, open access to dining room, carpet flooring.

### Dining Room

8'9" x 7'7" (2.67 x 2.32)

UPVC double glazed French door to rear, central heating radiator, coving to ceiling, ceiling light fitting, laminate tile effect flooring.

### Kitchen

11'5" x 8'8" (3.48 x 2.65)

UPVC double glazed window, range of white high gloss wall and base units with wood effect work tops, inset stainless steel sink and drainer with mixer tap, electric oven with ceramic four ring hob and extractor hood, space for fridge/ freezer, part tiled splashbacks, ceiling light point, tile effect flooring.

### Utility Room

4'9" x 4'9" (1.46 x 1.45)

White gloss base units with wood effect worktops, space for washing machine and dryer, extractor fan, central heating radiator, part tiled elevations, UPVC double glazed door to rear, laminate wood effect flooring.

### Downstairs WC

4'9" x 3'3" (1.46 x 1.01)

UPVC double glazed window, close coupled dual flush WC, full pedestal wash basin with mixer taps and part tiled elevation, central heating radiator, ceiling light fitting, laminate wood effect flooring.

## First Floor

### Landing

9'8" x 4'5" (2.97 x 1.35)

Doors leading to four bedrooms and a three piece bathroom suite, carpet flooring.



## **Bedroom One**

13'0" x 11'0" (3.97 x 3.37)

UPVC double glazed window, central heating radiator, ceiling light fitting, door to en-suite, door to storage, carpet flooring.

## **En-Suite**

5'4" x 4'11" (1.65 x 1.51)

UPVC double glazed window, three piece bathroom suite comprising; close couples dual flush WC, vanity wash basin with mixer tap, enclosed glass panel shower cubicle with mains feed overhead shower, part tiled elevations, extractor fan, central heating radiator, ceiling light fitting, carpet flooring.

## **Bedroom Two**

11'0" x 8'11" (3.36 x 2.73)

UPVC double glazed window, central heating radiator, ceiling light fitting, fitted wardrobes with spotlights, carpet flooring.

## **Bedroom Three**

13'6" x 7'6" (4.13 x 2.30)

x2 UPVC double glazed windows, x2 central heating radiators, x2 ceiling light fittings, fitted wardrobes, eaves storage, carpet flooring.

## **Bedroom Four**

8'5" x 8'4" (2.57 x 2.56)

UPVC double glazed window, central heating radiator, ceiling light fitting, fitted wardrobes and wall units with spotlights, carpet flooring.

## **Bathroom**

6'6" x 5'10" (2.00 x 1.80)

UPVC double glazed window, three piece bathroom suite comprising of; close coupled dual flush WC, vanity wash basin with mixer taps, panel bath with mixer taps and direct feed showerhead, part tiled elevations, extractor fan, central heating radiator, ceiling light fitting, laminate wood effect flooring.

## **External**

### **Front**

Laid to lawn garden front, tarmac driveway providing off road parking for up to two vehicles, attached garage.

### **Rear**

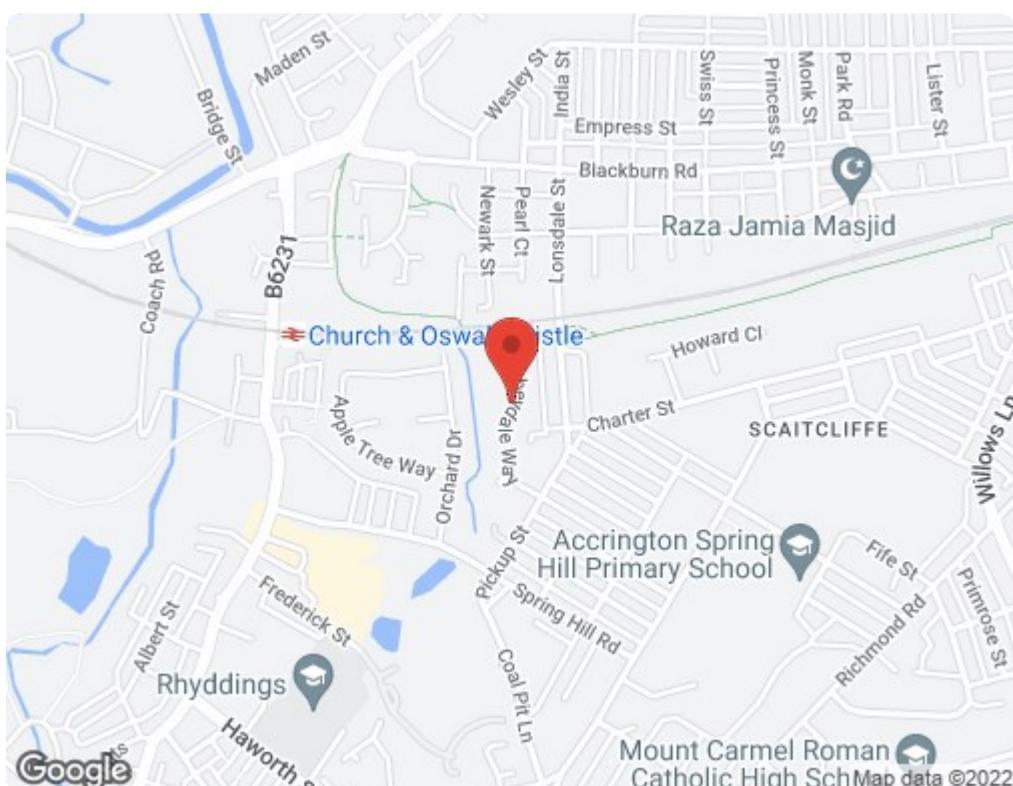
Extensive part paved patio and laid to lawn garden, enclosed wood fencing surround.



### Ground Floor



### First Floor



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

#### England & Wales

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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