



### Aspen Fold, Accrington

\*\* BEAUTIFUL DETACHED PROPERTY WITH ENVIOUS VIEWS AND SOUTH FACING GARDEN \*\*

An impressive three-bedroom detached home set within a sought-after estate in the highly desirable area of Oswaldtwistle. With picturesque views of the surrounding countryside, this well-maintained property is brimming with neutral decor and boasts two reception rooms, a south facing garden, charming kitchen/dining area, cozy conservatory and ground floor WC. Along with a garage and driveway for off road parking, this property has so much to offer and is truly the perfect family home!

This property benefits from being close to a range of amenities including shops, supermarkets, restaurants, beauticians, along with being within the catchment area for well-established schools. White Ash & Foxhill Playing Fields is just a three-minute drive offering outdoor facilities for families. In addition, there are excellent network and motorway links providing transport to Blackburn, Accrington, and beyond.

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

- Detached Family Home
- Scenic Countryside Views
- Driveway and Garage
- South Facing Rear Garden
- Three Bedrooms
- Council Tax Band C
- No Chain Delay
- En-Suite To Master
- Freehold

**Offers in the region of £240,000**

## Ground Floor

### Hallway

6'7" x 3'2" (2.03m x 0.97m)

Ceiling light fitting, central heating radiator, coving to ceiling, smoke alarm, dado rail, doors to the first reception room and downstairs WC, stairs to the first floor, carpeted flooring.

### Reception Room One

15'10" x 12'4" (4.83m x 3.78m)

UPVC double glazed window, ceiling light fitting, two feature wall lights, central heating radiator, coving to ceiling, dado rail, feature gas fire with granite effect hearth and wooden surround, door to the kitchen and dining room, carpeted flooring.

### Reception Room Two

11'6" x 8'9" (3.53m x 2.69m)

UPVC double glazed Patio doors to the conservatory, ceiling light fitting, central heating radiator, carpeted flooring.

### Kitchen/ Dining Room

15'8" x 10'5" (4.80m x 3.20m)

UPVC double glazed window, hardwood single glazed double doors leading to the conservatory, hardwood single glazed double doors leading to reception room two, a range of cream wall and base units with wood effect worktops, stainless steel one and a half sink and drainer with mixer tap, three door 'Rangemaster Range' oven with five ring gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, integrated dishwasher, part tiled splashback, two ceiling light fittings, under counter spotlights, central heating radiator, space for dining set, laminate flooring.

### WC

5'8" x 3'10" (1.75m x 1.17m)

UPVC double glazed frosted window, two-piece suite comprising of: close coupled dual flush WC, white gloss vanity wash basin with mixer tap, part tiled elevations, ceiling light fitting,

### Conservatory

16'9" x 8'11" (5.13m x 2.72m)

Fully UPVC double glazed surround, uPVC double glazed Patio door leading to the rear garden, wall light fitting, central heating radiator, laminate flooring.

## First Floor



## Landing

9'4" x 3'1" (2.87m x 0.94m)

Ceiling light fitting, coving to ceiling, smoke alarm, loft access, doors leading to three bedrooms and a family bathroom suite, carpet flooring.

## Bedroom One

12'4" x 11'8" (3.76m x 3.56m)

Hardwood double glazed boxed window, hardwood double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fitted bedroom furniture, door to en-suite, stunning views of the surrounding area, carpeted flooring.

## En-Suite/ Shower Room

7'3" x 3'1" (2.21m x 0.94m)

Two-piece suite comprising of: a white gloss vanity wash basin with mixer tap, enclosed shower cubicle with direct feed rainfall shower, full tiled elevations, ceiling spotlights, central heating radiator, laminate flooring.

## Bedroom Two

10'5" x 9'1" (3.20m x 2.79m)

Hardwood double glazed window with stunning views of the surrounding countryside, ceiling light fitting, central heating radiator, carpeted flooring.

## Bedroom Three

10'5" x 6'5" (3.20m x 1.96m)

Hardwood double glazed window with stunning views of the surrounding countryside, ceiling light fitting, central heating radiator, fitted wardrobes, laminate flooring.

## Bathroom

6'2" x 6'2" (1.88m x 1.88m)

UPVC double glazed frosted window, three-piece suite comprising of: low level front mount flush WC, full pedestal wash basin and mixer taps, panel bath with mixer tap and showerhead attachment, full tiled elevations, extractor fan, ceiling light fitting, central heating radiator, laminate flooring.

## External

### Front

Laid to lawn garden, driveway and access to integral single garage.

### Rear

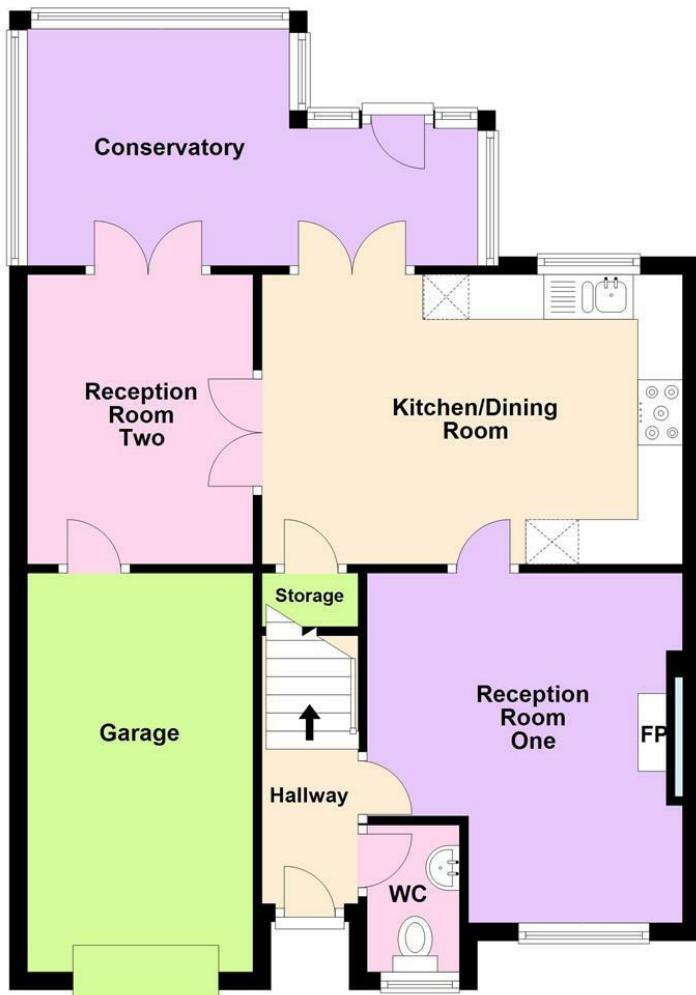
Enclosed south facing laid to lawn garden, decked seating area, mature shrubbery, timber shed, scenic views of the countryside to the rear.

### Garage

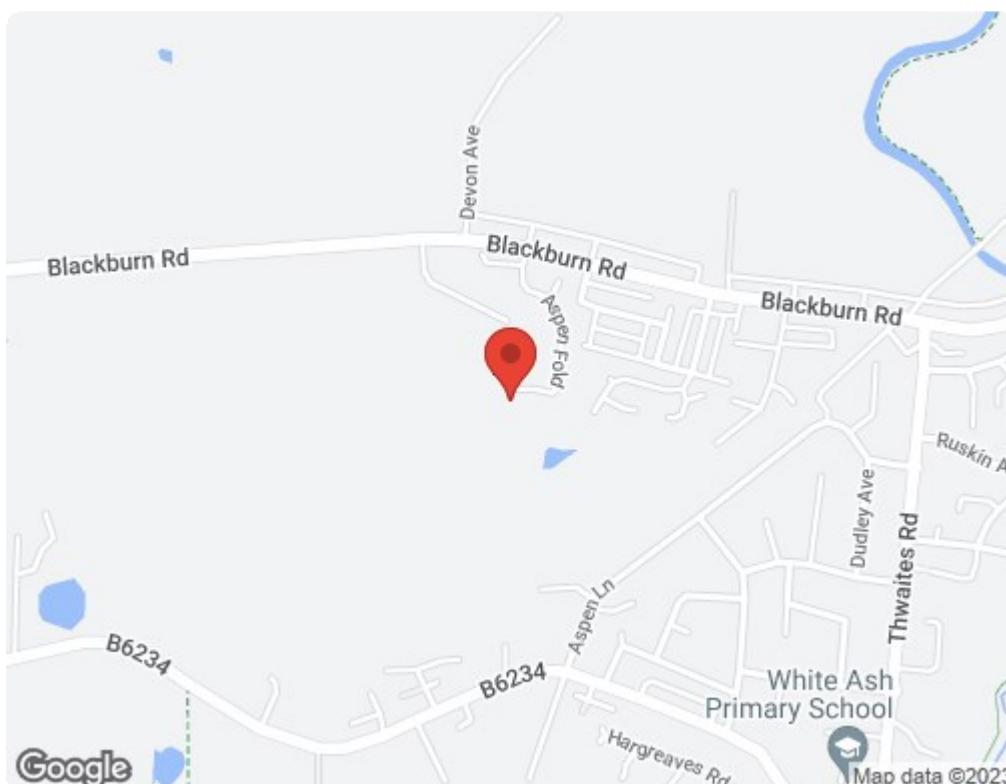
Single integral garage, access from reception room two.



## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		