



### Tarn Avenue, Accrington

\*\*\* IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOME \*\*\*

A well positioned, modern semi detached family home situated within the ever so desirable Tarn Avenue in Clayton-le-Moors. Beautifully presented like a show home, this property has been maintained to the highest of standards and boasts three good sized bedrooms, a large living room, open plan kitchen/diner, modern shower room, private rear garden and driveway for off road parking. A growing family looking for a ready to move into property would be perfectly suited to this magnificent home!

This property benefits from being within close proximity to local amenities including shops, convenience stores, pubs, restaurants and well established schools such as All Saints Primary School and St Christopher's Secondary School. Mercer Park and Oakenshaw Woods are also nearby providing scenic walks and pretty picnic spots. For commuters, there are excellent transport links including the M65 which has easy access to the surrounding towns and cities.

This property is truly a must view so get in contact with our sales team today!

- Semi- Detached Home
- Modern Shower Room
- Private Rear Garden
- Show Home Standard
- Open Plan Kitchen/ Diner
- Council Tax Band B
- Three Bedrooms
- Well Positioned
- Freehold

**Offers in the region of £200,000**

## Ground Floor

### Entrance Vestibule

UPVC partially glazed entrance door to vestibule, ceiling light fitting, double doors leading to cloakroom, door to living room.

### Living Room

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, smoke alarm, thermostat, doors to kitchen/ diner to under stair storage, carpeted stairs to first floor landing, wood effect flooring.

### Kitchen/ Diner

UPVC double glazed window, uPVC double glazed Patio doors, a range of wood effect wall and base units with contrasting granite effect worktops, part tiled splash backs, integrated electric oven with four ring gas hob and extractor hood, stainless steel sink and drainer with pull down spray kitchen tap, space for fridge freezer, plumbing for washing machine, space for dining set, ceiling spotlights, central heating radiator, wood effect flooring.

## First Floor

### Landing

UPVC double glazed window, ceiling light fitting, doors to three bedroom and a modern shower room, carpeted flooring.

### Bedroom One

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

### Bedroom Two

UPVC double glazed window, ceiling light fitting, central heating radiator, doors to wardrobes and storage cupboard, carpeted flooring.

### Bedroom Three

UPVC double glazed window, ceiling light fitting, central heating radiator, door to storage cupboard, wood effect flooring.

### Shower Room

UPVC double glazed frosted window, a three piece shower room comprising of:a low level dual flush WC, vanity wash basin with waterfall effect tap, corner enclosed mains feed shower cubicle, full tiled elevations, ceiling spotlights, chrome central heating towel rail, tiled flooring.

### External



## Front

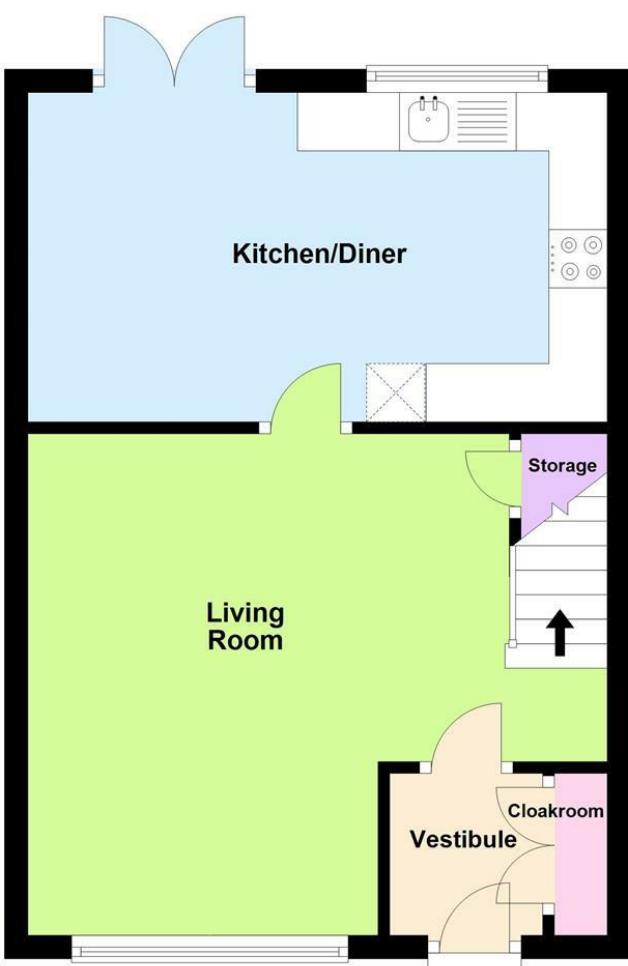
A stunning laid to lawn garden with mature shrubbery, pebble chippings and hedging, paved driveway for multiple vehicles and path leading to front door, gated access to rear garden.

## Rear

A paved patio with a step leading up to a low maintenance garden boasting part artificial grass and part pebble chippings with a raised decking area and spotlights, mature shrubbery, wood fence surround, gated access to the front of the property.



## 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		67
(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	
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			
England & Wales		EU Directive 2002/91/EC	