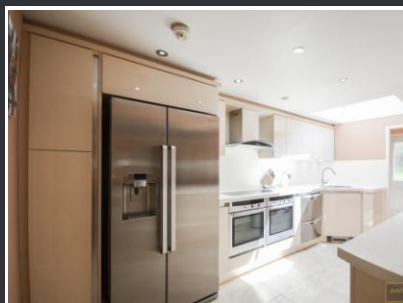




£234,950 Freehold



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**AINSWORTH LORD
ESTATES**



Wham Brook Close, Accrington, Lancashire

£234,950 Freehold

BEAUTIFUL 4 BEDROOM
SEMI-DETACHED HOUSE
FOR SALE*** 2

BATHROOMS*** LOUNGE***
DINING ROOM*** SNUG***
MODERN FITTED KITCHEN /
UTILITY*** INTEGRAL
GARAGE / DRIVEWAY***
VIEWING ESSENTIAL TO
APPRECIATE THIS HOME***



Ainsworth Lord Estates are thrilled to offer For Sale this Gorgeous 4 bedroom semi-detached property in a very desirable area on Wham Brook Close.

On approach to this property you immediately notice the double driveway, which is a great plus point for this home

On entering the property you access the lounge from the hall.

The Lounge is a good size, there is a media wall with a lovely feature fire. The décor is tastefully done and it is complimented with a fabulous floor.

The Kitchen is a modern kitchen fitted with ample wall and base units, complimented with stunning worktops. The appliances comprise of a double electric oven and induction hob with over head extractor hood and dishwasher.

The dining room is a generous size, enough space for a formal dining table and chairs.

The rear room, known as the snug is a great additional space for this home, it opens out onto the lovely gardens.

This property boasts great outside space, it is a tiered garden, comprising of a spacious decked patio ideal for your garden furniture etc, the top tier of the garden has been prepared for a large vegetable patch.

First floor:

Modern family Bathroom comprising of WC, wash basin, and bath with shower over. It is complimented with a tiled floor & tiled walls.

The Master Bedroom is a spacious room, with ample space for your king size bed. This room has been decorated in a relaxing theme and has spacious fitted wardrobes which will be staying. There is a wet room with this bedroom, again tiled elevations and a double shower. WC and washbasin.

The 2nd bedroom is another double, again fitted with built in wardrobes.

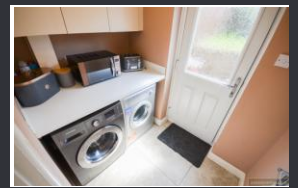
The 3rd bedroom is at the rear of the property this is a single bedroom which is currently an ideal office space with fabulous built in units and drawers etc.

The 4th bedroom is at the rear of the property, it is a good size and over looks the rear garden. Currently a nursery.

Overall this family home has a lot to offer a growing family



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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