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GROSS INTERNAL AREA
TOTAL: 96 m²/1036 sq.ft
GROUND FLOOR: 40 m²/434 sq.ft, FIRST FLOOR: 30 m²/321 sq.ft, SECOND FLOOR: 26 m²/281 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

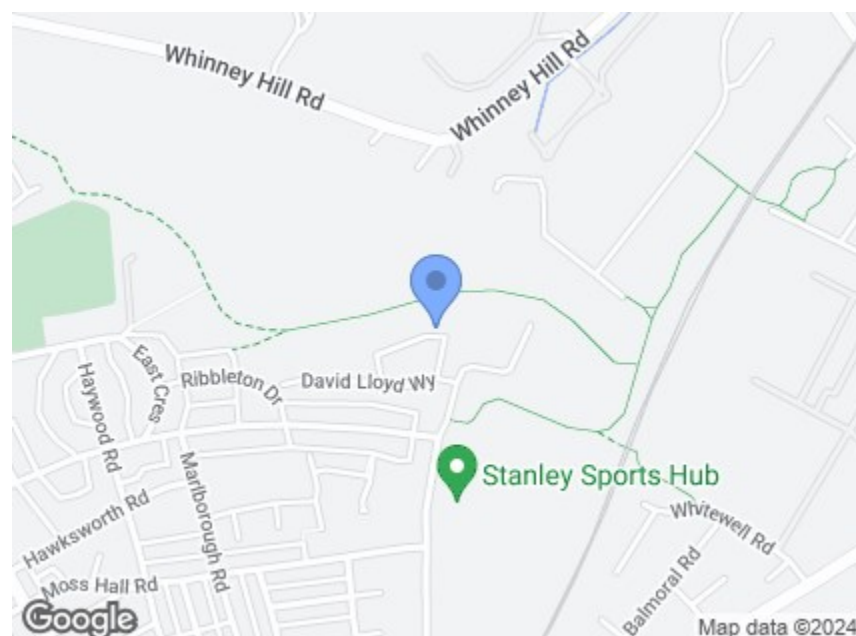


16 Bowler avenue
Accrington, BB5 5FX

Price guide £250,000



- Well Presented Three Bedroom Detached New Build
- Set Over Three Levels
- Open Plan Kitchen/Dining & Family Living Room
- Private Garden To Rear & Parking With Garden To Front
- Set In A Quiet Cul De Sac Location
- Situated In A Desirable & Popular Location In Accrington
- Family Bathroom, Downstairs WC and Master En-suite
- Close To Local Amenities & Transport Links



Directions

Join the A56 towards Blackburn/M65/Burnley/Clitheroe/A59/Accrington/Hasling. Continue onto A56 and at Rising Bridge Roundabout, take the 2nd exit onto Accrington Bypass/A56. Take the A679 exit towards Accrington, at the roundabout, take the 1st exit onto Burnley Rd/A679. Turn right onto Penny House Ln/B6237, then turn right onto Thorneyholme Rd, continue straight. Next turn left onto David Lloyd Wy and then right onto Bowler Ave.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A (92 plus)	95	A (92 plus)	
B (81-91)	84	B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

16 Bowler avenue , Accrington, BB5 5FX

****IMMACULATE THREE BEDROOM SEMI DETACHED**** SITUATED IN A QUIET CUL DE SAC LOCATION**DRIVEWAY PARKING, WITH GARDENS TO FRONT, SIDE & REAR**Unmissable Opportunity! Contemporary Three-Bedroom Semi-Detached New Build Spread Across Three Levels

Introducing this impeccable three-bedroom semi-detached home by Charles Louis Homes. Set over three levels, this property offers a bright and spacious interior with an open-plan design on the ground floor.

Featuring an entrance hallway, downstairs WC, and a stylish modern kitchen/dining area flowing seamlessly into an open living space that overlooks and opens onto the rear garden, the ground floor is perfect for both living and entertaining.

Ascending the staircase to the first floor, you'll find bedrooms two and three, along with a modern family bathroom. The second floor houses the master bedroom with its own en-suite, ensuring privacy and comfort for the occupants.

Benefiting from gas central heating and double glazing throughout, this home provides year-round comfort and energy efficiency.

Don't miss the chance to experience the spaciousness, charm, and ideal location of this property first hand. Viewing is highly recommended.

Entrance Hallway

6'6 x 9'0 (1.98m x 2.74m)

uPVC entrance door opening into the hallway, laminate wood effect flooring, radiator and stairs ascending to the first floor.

Downstairs WC

2'10 x 5'6 (0.86m x 1.68m)

With a front facing opaque uPVC window, laminate wood effect flooring, low level WC and hand wash basin with pedestal

Kitchen Diner

9'4 x 20'2 (2.84m x 6.15m)

Laminate wood effect flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset sink and drainer with a mixer tap, built in double oven and induction hob with extractor fan, integrated dishwasher, washing machine and fridge freezer, inset ceiling spot lights.



Living Room

12'11 x 11'3 (3.94m x 3.43m)

With rear facing uPVC double glazed patio doors, additional two Velux windows, laminate wood effect flooring, radiator and power points



Alternative View



First Floor Landing

2'11 x 10'7, 6'5 x 5'3 (0.89m x 3.23m, 1.96m x 1.60m)

With a front facing uPVC double glazed window, radiator and stairs to the second floor

Bedroom Two

13'0 x 9'6 (3.96m x 2.90m)

Rear facing uPVC double glazed window, radiator, power points and a central ceiling light.



Bedroom Three

6'2 x 6'4 (1.88m x 1.93m)

Front facing uPVC double glazed window, radiator and power points



Bathroom

6'2 x 6'4 (1.88m x 1.93m)

Partially tiled with laminate flooring, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



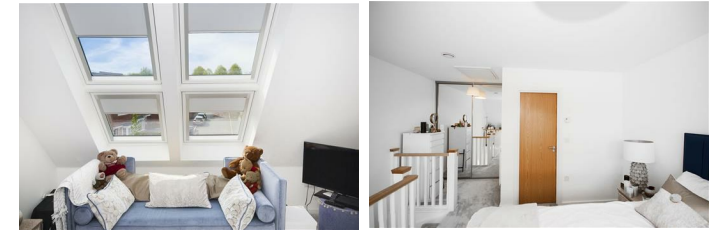
Bedroom One

13'0 x 14'6 (3.96m x 4.42m)

Two front facing Velux window, radiator, fitted wardrobes, power point, central ceiling light and access to the master en-suite



Alternative view



Ensuite

6'9 x 6'8 (2.06m x 2.03m)

Partially tiled with a rear facing Velux window, laminate flooring, heated towel rail extractor fan, walk in shower cubicle with mains fed shower, low flush WC and a hand wash basin with vanity.



Rear Garden

An enclosed private rear garden with a patio area and lawn,



Front elevation

Tenure - Freehold

Council tax - Hyndburn band C