



Simmons Way, Accrington

**** SPACIOUS DETACHED HOME WITH HEAPS OF POTENTIAL! ****

Located in EVER POPULAR LOCATION in Clayton-Le-Moors is this IMPRESSIVE detached residence that has so much going for it! Absolutely ideal for MODERN FAMILY LIVING, the property boasts THREE RECEPTION ROOMS, a large conservatory, DOUBLE GARAGE, four bedrooms and parking. Although a little tired in places, there is a genuine scope to improve and change in to something truly special!

Available immediately with no onward chain, the property is located on a popular residential cul-de-sac and has strong network links to Great Harwood, the Ribble Valley, Preston and beyond. It also close to popular amenities such as shops, schools and bus routes.

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|-------------------------|----------------|-----------------|
| ■ Detached Home | ■ Large Plot | ■ Four Bedrooms |
| ■ Three Reception Rooms | ■ Conservatory | ■ Utility Room |
| ■ Double Garage | ■ En-Suite | ■ No Chain |

Offers in the region of £239,950

Simmons Way, Accrington

Hallway

18'0" x 6'2" (5.5 x 1.9)

Tiled flooring, doors to exterior, lounge, reception room two, reception room three and WC. Stairs to first floor.

Lounge

16'8" x 11'5" (5.1 x 3.5)

Laminate flooring, UPVC double glazed window, central heating radiator, fitted gas fire and a door to the hallway.

Reception Room Two

8'6" x 10'9" (2.6 x 3.3)

Laminate flooring, central heating radiator, UPVC double glazed patio doors to exterior and a door to the hallway.

Reception Room Three

10'9" x 11'1" (3.3 x 3.4)

Tiled flooring, central heating radiator, doors to hallway and kitchen, open plan through to conservatory.

Conservatory

17'8" x 15'8" (5.4 x 4.8)

Carpeted flooring, fully UPVC double glazed surround, UPVC double glazed patio doors to exterior, open plan through to reception room.

WC

5'2" x 4'3" (1.6 x 1.3)

Wash basin, WC, tiled flooring, central heating radiator and a door to the hallway.

Utility

5'2" x 8'6" (1.6 x 2.6)

Tiled flooring, central heating radiator, doors to garage, kitchen and exterior.

Kitchen

13'1" x 7'10" (4.0 x 2.4)

A combination of base and eye level fitted kitchen units with stainless steel handles and fitted worktops, UPVC double glazed window, stainless steel sink with separate drainer, integrated fridge freezer, integrated double oven with a four ring burner hob and fitted extractor hood, tiled flooring, door to utility room.

Garage

16'8" x 17'0" (5.1 x 5.2)

Two up and over doors, tiled flooring and a door to the utility room.



Bedroom One

14'5" x 15'1" (4.4 x 4.6)

Laminate flooring, UPVC double glazed window, central heating radiator, doors to en-suite and landing.

En Suite

6'2" x 4'7" (1.9 x 1.4)

Three piece bathroom suite with a fully enclosed shower cubicle, wash basin and WC. UPVC double glazed window, partly tiled elevations, laminate flooring, heated towel rail and a door to the bedroom.

Bedroom Two

12'5" x 10'2" (3.8 x 3.1)

Laminate flooring, UPVC double glazed window, central heating radiator and a door to the landing.

Bedroom Three

13'1" x 8'6" (4.0 x 2.6)

Carpeted flooring, UPVC double glazed window, central heating radiator, access to loft via loft hatch and a door to the landing.

Bedroom Four

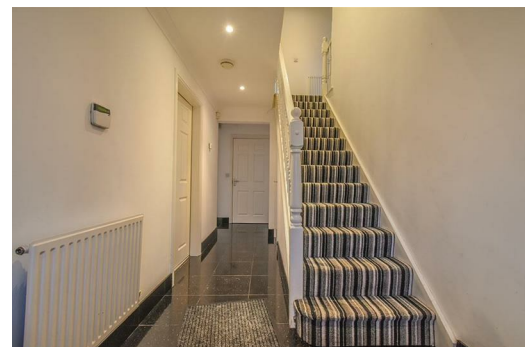
10'5" x 8'2" (3.2 x 2.5)

Carpeted flooring, UPVC double glazed window, central heating radiator and a door to the landing.


Bathroom

6'6" x 7'10" (2.0 x 2.4)

Four piece bathroom suite with a paneled bath with separate mixer tap, fully enclosed shower cubicle, wash basin and WC. Central heating radiator, UPVC double glazed window, partly tiled elevations and a door to the landing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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