



Princess Street, Church, BB5 4LE

£640 Per Calendar Month

WE'RE LOOKING TO MAKE THIS HOUSE YOUR HOME!

Nestled on the charming Princess Street in Church, Accrington, this delightful two-bedroom terraced house presents an excellent opportunity for those seeking a comfortable and practical living space. The property boasts two conveniently sized reception rooms, providing ample room for relaxation or entertaining guests, making it an ideal setting for both quiet evenings and lively gatherings.

Upstairs, you will find two well-proportioned bedrooms, perfect for a small family or young professionals looking for a cosy retreat. The layout of the house is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively.

Situated in a desirable area, this property offers easy access to local amenities, including shops, schools, and parks, as well as excellent transport links for those commuting to nearby towns or cities. The combination of a welcoming community and convenient location makes this home particularly appealing.

This terraced house is a fantastic opportunity for anyone in search of a snug and functional home. With its inviting atmosphere and practical features, it is sure to meet the needs of modern living. Do not miss the chance to make this charming property your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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- Terraced Property
- Fitted Kitchen
- On Street Parking
- Two Bedrooms
- Three Piece Bathroom
- Council Tax Band: A
- Two Reception Rooms
- Enclosed Rear Yard
- EPC Rating: D

Ground Floor

Vestibule

4'1 x 3' (1.24m x 0.91m)

Composite double glazed frosted entrance door and door to reception room one.

Reception Room One

14' x 12'7 (4.27m x 3.84m)

UPVC double glazed window, central heating radiator, coving, dado rail, electric fire with brick surround and hearth, stairs to first floor and open access to reception room two.

Reception Room Two

14' x 11'8 (4.27m x 3.56m)

Central heating radiator, exposed beams, dado rail, stone hearth, part wood panelled elevation, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

11'4 x 6'10 (3.45m x 2.08m)

UPVC double glazed window, central heating radiator, hardwood wall and base units, laminate worktops, one and half stainless steel sink with draining board and mixer tap, integrated single oven, four ring induction hob, extractor fan, plumbing for washing machine, space for fridge freezer, wood panel ceiling, part wood panel elevation, part tile elevation and tiled floor.

First Floor

Landing

6'3 x 3'1 (1.91m x 0.94m)

Dado rail and doors to two bedrooms and bathroom.

Bedroom One

14' x 12'6 (4.27m x 3.81m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

11'5 x 9'8 (3.48m x 2.95m)

UPVC double glazed window, central heating radiator and storage cupboard.

Bathroom

7'7 x 5'7 (2.31m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel

bath with mixer tap and rinse head, wood panel ceiling, part PVC clad elevation, part tiled elevation and tile effect flooring.

External

Rear

Concrete yard and gated access to rear street.



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