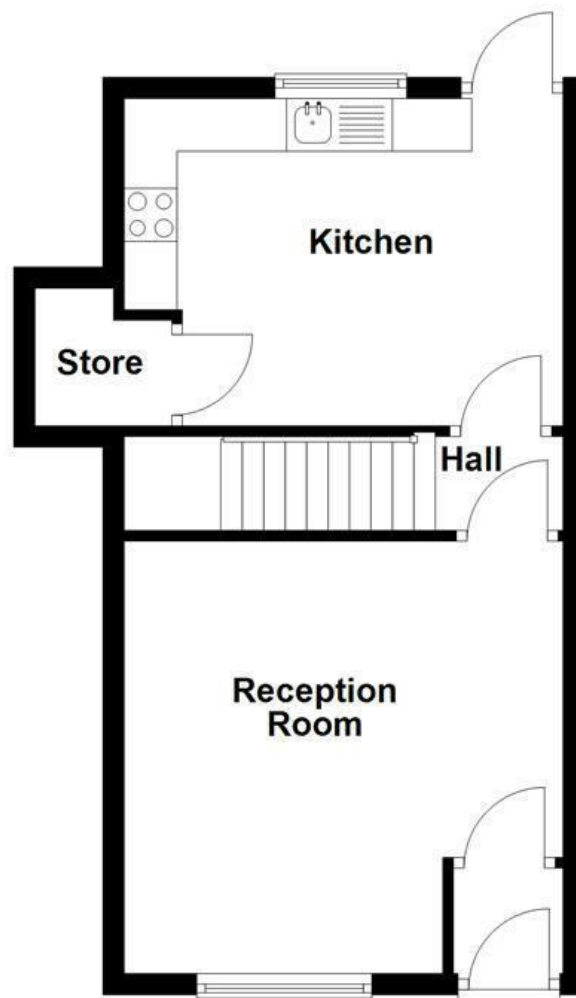


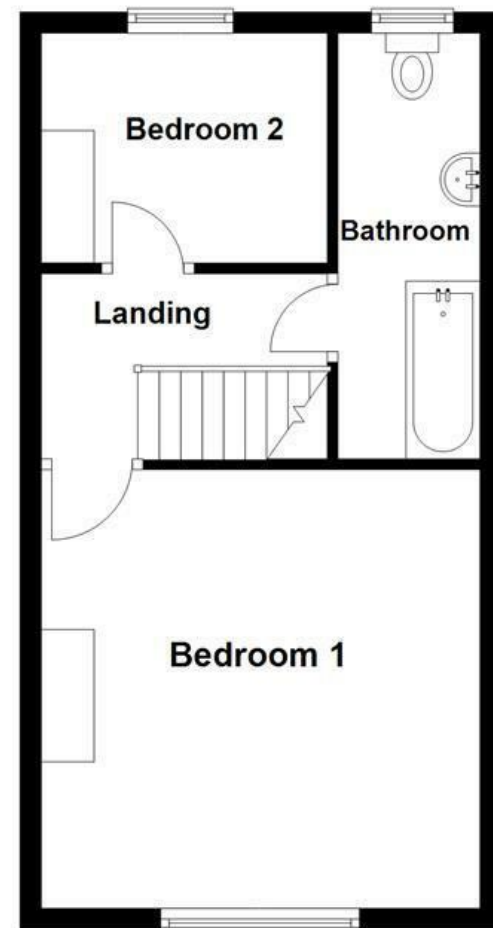
## Ground Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



## First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 66      | 76        |
| (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.

## Jacob Street, Accrington, BB5 1HU

### £695 Per Month

AN EXCELLENT TWO BEDROOM PROPERTY IN ACCRINGTON

Nestled in the heart of Accrington on Jacob Street, this charming mid-terrace house presents an excellent opportunity for those seeking a rental property in a vibrant location. With two well-proportioned reception rooms, this home offers ample space for relaxation and entertaining. The property features two comfortable bedrooms, making it ideal for small families or professionals looking for a cosy retreat.

The bathroom is thoughtfully designed, ensuring convenience and comfort for everyday living. The house has been well finished, showcasing a blend of modern touches while retaining its character.

Situated in a central location, residents will benefit from easy access to a variety of local amenities, including shops, cafes, and parks, all within a short walking distance. This property not only provides a welcoming living space but also places you at the heart of the community, making it a perfect choice for those who appreciate convenience and accessibility.

In summary, this delightful two-bedroom terrace house on Jacob Street is a fantastic rental opportunity, combining comfort, style, and a prime location in Accrington.

# Jacob Street, Accrington, BB5 1HU

£695 Per Month

 2  1  2  D

- Two Bedroom Mid Terrace
  - Modern Bathroom Suite
  - On Street Parking
- Two Reception Rooms
  - Central Location
  - EPC Rating - D
- Well Presented Throughout
  - Close To Local Amenities
  - Council Tax Band - A

## Ground Floor

### Entrance

Composite front door leading to Entrance Vestibule.

### Entrance Vestibule

3'5x3'3 (0.91m'1.52mx0.91m'0.91m )

Coving and door leading to Reception Room.

### Reception Room

13'7x13'5 (3.96m'2.13mx3.96m'1.52m )

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire and door leading to Hallway.

### Hallway

13'7x2'7 (4.14mx0.79m)

Smoke alarm, stairs leading to First Floor and doors leading to Reception Room and Kitchen.

### Kitchen

12'10x10'2 (3.66m'3.05mx3.05m'0.61m )

UPVC double glazed window, central heating radiator, a range of panelled base and wall units, stainless steel sink with mixer tap and draining board, integrated electric oven with 4 ring gas hob and extractor fan, space for fridge freezer, door to storage, UPVC back door to garden and wood effect laminate

### Storage

Plumbing for washing machine and wood effect laminate.

## First Floor

### Landing

9'3x2'8 (2.74m'0.91mx0.61m'2.44m )

Central heating radiator, smoke alarm, doors leading to Bedroom One, Bedroom Two and Bathroom, open access to stairs

### Bedroom One

13'11x13'6 (3.96m'3.35mx3.96m'1.83m )

UPVC double glazed window, central heating radiator and loft access.

### Bedroom Two

9'3x7'1 (2.74m'0.91mx2.13m'0.30m )

UPVC double glazed window and central heating radiator.

### Bathroom

12'10x4'0 (3.66m'3.05mx1.22m'0.00m )

UPVC double glazed frosted window, towel rail, three piece bathroom suite, dual flush W/C, pedestal basin with mixer tap, panel bath with mixer tap and direct feed shower with rinse head, panel elevations, spotlights, extractor fa and, wood effect lino flooring.



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