Keenans









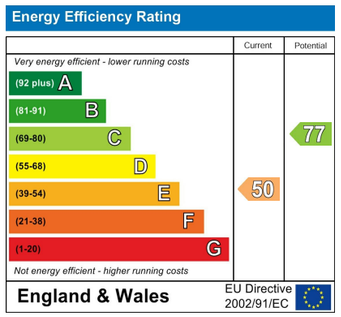
Clement Street, Accrington, BB5 2JG

£675 Per Month

Welcome two-bedroom mid-terrace house located on Clement Street. This property boasts a brilliant attic room, perfect for a home office, playroom, or even a cozy reading nook. Two spacious bedrooms and spacious dining kitchen with rear access. Situated close to local amenities and major commuter routes, this house offers convenience and accessibility. Whether you need to pop out for groceries or commute to work, everything you need is within easy reach.

Comprising briefly, to the ground floor; entrance via the vestibule which leads to the reception room and flows internally into the kitchen diner with a door to the rear. To the first floor is a landing to two bedrooms with stairs to the second floor which leads to the attic bedroom.

For further information or to arrange a viewing please contact our lettings team at your earliest convenience, to preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

21 Manchester Road, Burnley, Lancashire, BB11 1HG
Tel: 01282507250 | Email: enquiries@keenanslettings.co.uk
www.keenans-estateagents.co.uk

Clement Street, Accrington, BB5 2JG

£675 Per Month

2 1 1 E

- One Reception Room
- Shower Room
- Well Presented
- Dining Kitchen, Utility
- Attic Room
- Deceptively Spacious
- Two Bedrooms
- Enclosed Rear Yard
- Viewing Essential

INTRODUCTION

Keenans Lettings are delighted to offer this well maintained, two bedroomed terraced home to the rental market. The property is located in the heart of Accrington town centre, within close proximity to local schools, shops and commuter links to nearby towns and cities via the M65 and M66. Internally, the property briefly comprises to the ground floor: entrance vestibule, lounge, fitted kitchen and utility. To the first floor there are two double bedrooms, a useful attic room and three piece shower room. Externally the property benefits from an enclosed paved yard.

GROUND FLOOR

ENTRANCE VESTIBULE

Composite front entrance door, tiled flooring and door to the lounge.

LOUNGE

14'0" x 14'0" (4.27 x 4.27)

UPVC double glazed window to the front elevation, ceiling light point, central heating radiator, television point, feature living flame gas fire with stone surround, dado rail, cupboard housing the gas and electric meters and a door to the kitchen and stairs leading to the first floor.

KITCHEN

13'10" x 9'11" (4.22 x 3.02)

Fitted with a range of wall and base units with complementary laminate worktops and tiled splash backs, built-in oven, gas hob and extractor hood, space for fridge / freezer, wood flooring, wall mounted boiler, ceiling light point, central heating radiator, picture rail, understairs storage, laminate flooring in the dining area and tiled flooring adjacent to the kitchen units, door to the rear yard and open to the utility area.

UTILITY

7'0" x 7'0" (2.13 x 2.13)

Continuation of the kitchen units, worktops and tiled splash backs, inset stainless steel sink with drainer and mixer tap and, space and plumbing for a washing machine.

FIRST FLOOR

LANDING

Smoke alarm, wood flooring, stairs to the second floor and doors to the bedrooms and bathroom.

BEDROOM ONE

12'10" x 11'4" (3.91 x 3.45)

UPVC double glazed window, central heating radiator, built-in wardrobes and drawers.

BEDROOM TWO

9'10" x 7'10" (3 x 2.39)

UPVC double glazed window and a central heating radiator.

SHOWER ROOM

Three piece suite comprising: enclosed shower cubicle with Mira electric shower, close couple WC, pedestal wash basin, central heating radiator, tiled elevations, vinyl floor covering and a UPVC double glazed window.

SECOND FLOOR

ATTIC ROOM

12'2" x 10'0" (3.71 x 3.05)

Velux window offering views over the surrounding area, central heating radiator, smoke alarm and eaves storage.

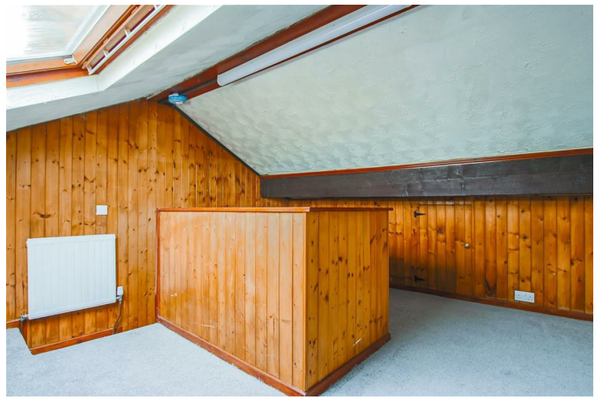
EXTERNAL

REAR

Enclosed paved yard with gated access to the rear.

AGENTS NOTES

Council Tax Band A.










Tel: 01282507250

www.keenans-estateagents.co.uk