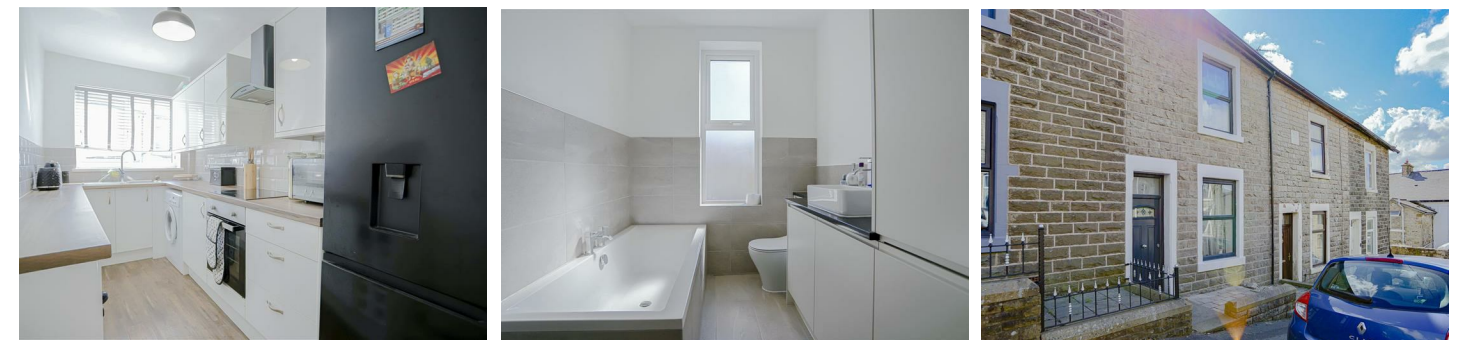





All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	48		
(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.

## Belgrave Street, Accrington, BB5 2SE

### £770 Per Month

AN ENVIABLE TWO BEDROOM MID TERRACED PROPERTY

Having been updated and presented to the highest standard throughout with immaculate presentation, spacious rooms and neutral decor, this enviable two bedroom mid terraced property is being proudly welcomed to the lettings market in the highly regarded location of Rising Bridge. Perfectly suited for any small family or professional couple, this property benefits from two double bedrooms, four piece bathroom suite and stunning open plan kitchen/living area. Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Accrington, Rossendale and Manchester.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a kitchen. The first floor comprises of doors on to two double bedrooms and a four piece bathroom suite. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

# Belgrave Street, Accrington, BB5 2SE

£770 Per Month



- Sizeable Terraced Home
- Two Double Bedrooms
- Immaculately Presented
- Two Large Receptions
- Modern Three-piece Bathroom
- Modern Throughout
- Stunning Kitchen
- Convenient Location
- Low Maintenance Yard

## Internal

### Entrance Vestibule

4'02 x 3'03 (1.27m x 0.99m )

Composite double glazed front door leading to vestibule, with wood panelled elevations, hardwood single glazed front door to hallway.

### Hallway

11'06 x 3'03 (3.51m x 0.99m)

Central heating radiator, coving to ceiling, dado rail, hardwood single glazed doors to reception rooms and stairs to the first floor.

### Reception Room One

12'03 x 11'04 (3.73m x 3.45m)

UPVC double glazed window to front elevation, central heating radiator, coving to ceiling and television point.

### Reception Room Two

14'11 x 15'01 (4.55m x 4.60m)

Central heating radiator, coving to ceiling, dado rail, television point, cast iron multi-fuel burning stove, wood effect flooring, under stair storage cupboard, open access to kitchen and UPVC double glazed patio doors to rear.

### Kitchen

13'03 x 5'06 (4.04m x 1.68m)

UPVC double glazed window to rear elevation, central heating radiator, range of white wall and base units, wood effect worktops, tiled splashbacks, stainless steel sink with drainer and high spout mixer tap, integrated electric oven with four ring induction hob, extractor hood, space for fridge freezer and plumbing for washing machine, wood effect flooring.

## First Floor

### Landing

15 x 5'07 (4.57m x 1.70m )

Smoke alarm to ceiling, loft access, oak doors leading to two bedrooms and family bathroom suite.

### Bedroom One

15'00 x 5'07 (4.57m x 1.70m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

12'04 x 8'01 (3.76m x 2.46m)

UPVC double glazed window and central heating radiator.

## Bathroom

11'10 x 6'08 (3.61m x 2.03m)

UPVC double glazed frosted glass window, central heating radiator, a four piece suite comprising of vanity top wash basin, dual flush WC, panelled bath with mixer tap and rainfall shower head, spotlights to ceiling, part tiled elevations and tiled flooring.

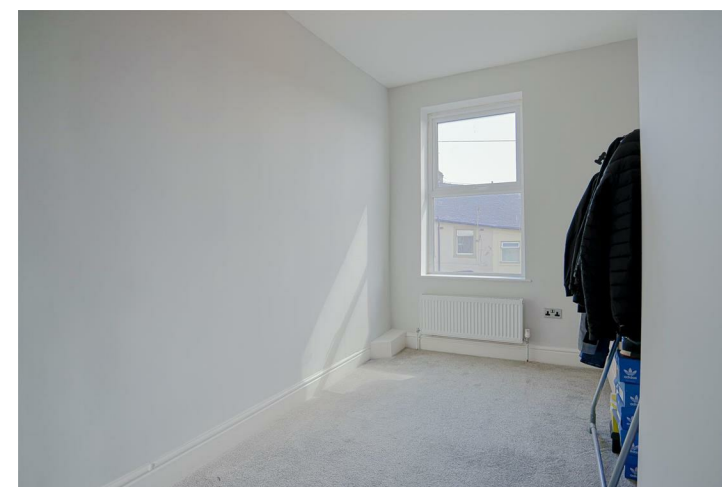
## External

### Front

On street parking. The property is yard fronted.

### Rear

Enclosed rear yard.



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