



Nutter Road, Accrington, BB5 6BB

£800

TWO BEDROOM MID TERRACE HOME

Situated on Nutter Road in the town of Accrington, this delightful mid-terrace house presents an excellent opportunity for families or professional couples seeking a comfortable and convenient home. The property boasts two generously sized reception rooms, providing ample space for relaxation and entertaining guests.

With two spacious bedrooms, this residence offers a perfect retreat for restful nights. The layout is thoughtfully designed to maximise space and functionality, making it ideal for both everyday living and hosting gatherings. The bathroom is well-appointed, catering to the needs of modern living.

The convenient location in Accrington means you will have easy access to local amenities, schools, and transport links, making it an ideal choice for those who value both comfort and accessibility.

In summary, this mid-terrace house on Nutter Road is a wonderful opportunity for anyone looking to settle in a welcoming community. With its spacious interiors and practical features, it is sure to attract a lot of attention. Do not miss the chance to make this lovely property your new rental home.

Some photos have been virtually staged to help you envision your new rental home.

To book a viewing or for more information please contact our Lettings team. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

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		
	56	73
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  1  D

- Tenure Leasehold
 - On Street Parking
 - Ideal Home For A Small Family Or Couple
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Two Well Proportioned Bedrooms
 - Fitted Kitchen And Three Piece Shower Room
- EPC Rating D
 - Viewing Essential
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted leaded door to vestibule.

Vestibule

4'5 x 3'5 (1.35m x 1.04m)

Cornice coving, part tiled elevation, meter cupboard and door to hall.

Hall

11'1 x 3'4 (3.38m x 1.02m)

Central heating radiator, cornice coving, smoke alarm, corbels, doors to two reception rooms and stairs to first floor.

Reception Room One

12'2 x 11' (3.71m x 3.35m)

UPVC double glazed partial leaded window, central heating radiator, cornice coving, meter cupboard, open fireplace with surround and wood effect laminate flooring.

Reception Room Two

14'11 x 14'1 (4.55m x 4.29m)

UPVC double glazed window, central heating radiator, cornice coving, two feature wall lights, doors to storage and kitchen, wood effect laminate flooring.

Kitchen

13'2 x 8'5 (4.01m x 2.57m)

UPVC double glazed box window, central heating radiator, coving, spotlights, range of wall and base units, marble effect work top, stainless steel one and a half sink and drainer with mixer tap, space for washing machine and dryer, integrated oven, four ring gas hob, tiled splash back, extractor hood, access to boiler, tiled floor and UPVC door to rear.

First Floor

Landing

6' x 5'8 (1.83m x 1.73m)

Smoke alarm, loft access, feature wall light, doors to two bedrooms and shower room.

Bedroom One

15' x 12'2 (4.57m x 3.71m)

UPVC double glazed partial leaded window, central heating radiator and above stairs storage.

Bedroom Two

14'2 x 8'7 (4.32m x 2.62m)

UPVC double glazed window, central heating radiator and door to storage.

Shower Room

11'4 x 5'11 (3.45m x 1.80m)

UPVC double glazed frosted window, central heating radiator, dual flush W/C, pedestal wash basin with waterfall mixer tap, enclosed direct feed shower, part tiled elevation, spotlights, door to storage and lino flooring.

External

Rear

Enclosed yard with paved area and door to shared access road.

Front

Enclosed paved courtyard.



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