



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		
	58	80
England & Wales	EU Directive 2002/91/EC	

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Richmond Road, Accrington, BB5 0JN

£750 PCM

A WONDERFUL THREE BEDROOMED TERRACED PROPERTY

This spacious, three bedroomed property is being brought to the market in the popular town of Accrington. Within close range to good schools, amenities and network links, the property would be perfect for first time renters and families.

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

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 3  1  1  D

- Three Bedroom Property
 - EPC Rating D
 - On Street Parking
- Easy Access To Major Commuter Routes And Close Proximity To Local Amenities
 - Two Piece Bathroom Suite With Separate WC
- Council Tax Band A
 - Spacious Garden

Ground Floor

Hall

19'6 x 5'9 (5.94m x 1.75m)

UPVC double glazed door and window, stairs to first floor, doors to reception room, kitchen and fitted storage.

Reception Room

15'`10 x 9'4 (4.57m`3.05m x 2.84m)

Two UPVC double glazed windows and central heating radiator.

Kitchen

15'10 x 11'4 (4.83m x 3.45m)

Two UPVC double glazed windows, central heating radiator, wood effect wall and base units, laminate surfaces, tiled splash back, integrated oven and four ring gas hob with extractor hood, stainless steel sink with drainer and mixer tap, space for fridge freezer, plumbing for washing machine or dishwasher, under stairs storage with gas meter, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

9'3 x 2'7 (2.82m x 0.79m)

Doors to three bedrooms, bathroom and WC.

Bedroom One

12'9 x 9'1 (3.89m x 2.77m)

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

Bedroom Two

9'2 x 8'4 (2.79m x 2.54m)

UPVC double glazed window and central heating radiator.

Bedroom

10'3" x 6'8" (3.12 x 2.03)

UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 6'1 (1.96m x 1.85m)

UPVC double glazed frosted window, panelled bath with mixer tap and rinse head shower, pedestal wash basin, part tiled elevation.

WC

6' x 3'5 (1.83m x 1.04m)

UPVC double glazed frosted window and low flush WC.

External

Rear

Laid to lawn garden and bin storage.



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