



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	83
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.

## Oswald Street, Accrington, BB5 6SL

### £725

A BRIGHT AND SPACIOUS, TWO/THREE BEDROOMED TERRACED PROPERTY FOR LET IN THE HEART OF ACCRINGTON!

Presented to the rental market in a popular area of Accrington, stands this superb two/three bedroomed terraced home. Suited to a couple or small family, the property is bright and spacious, neutrally presented and enjoys a generously sized yard and kitchen diner. Situated within close proximity of schools, amenities and transport links to Blackburn and Burnley, the property comprises briefly;

Entrance into a generous reception room which leads to a fitted kitchen diner. The kitchen diner has been installed with a range of Howden's units and houses a staircase to the first floor, where you will find two good sized bedroom, a smaller office/nursery and a shower room suite.

Externally, the property benefits from an enclosed yard. Viewings can be arranged by calling our Lettings team today.

# Oswald Street, Accrington, BB5 6SL

£725



- Well Located
- Three Bedrooms
- EPC Rating C
- Excellently Presented
- Yard Area
- Leasehold
- Nearby Schools
- Close to local amenities

## Ground Floor

### Reception Room One

14'19 x 14'13 (4.27m x 4.27m )

UPVC double glazed window, central heating radiator, meter cupboard, smoke alarm, door to kitchen.

### Kitchen

14'4 x 17'7 (4.37m x 5.36m )

UPVC double glazed window and door to rear garden, central heating radiator, stairs to first floor, new gloss wall and base units, wood effect wall and base units, wood effect worktops, tiled splashbacks, electric oven, gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer taps, plumbing for washing machine.

## First Floor

### Landing

10'8 x 10'9 (3.25m x 3.28m )

Loft access, door to three bedrooms and bathroom.

### Bedroom One

14'11 x 10'09 (4.55m x 3.28m )

UPVC double glazed window, central heating radiator.

### Bedroom Two

10'3 x 7'2 (3.12m x 2.18m )

UPVC double glazed window, central heating radiator

### Bedroom Three

6'6 x 6'4 (1.98m x 1.93m )

UPVC double glazed window, central heating radiator.

### Bathroom

8'4 x 7'8 (2.54m x 2.34m )

Central heating radiator, corner enclosed shower with direct feed rainfall shower head, pedestal wash basin, dual flush WC, wood effect floor, central heating radiator, extractor fan, spotlights.



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