



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Union Road, Accrington, BB5 3JD  
£550 PCM

Keenans Lettings are thrilled to present to the market this fantastic one bedroom flat located within the heart of the market town of Oswaldtwistle. Internally this home comprises of; Entrance Hallway, Lounge, Kitchen, Bedroom and a three piece shower room. This property offers the benefit of having its own entrance. This property is available immediately, this one must be viewed as much interest is expected. Call the team on 01282 507250 to register your interest.

# Union Road, Accrington, BB5 3JD

## £550 PCM



- One Bedroom
- Close Proximity to Local Amenities
- Immaculate Condition
- First Floor Flat
- Must Be Viewed
- Close Proximity to M65 access
- Three Piece Bathroom
- Close Proximity to Oswaldtwistle Mills
- Deposit - £519.23

### INTRODUCTION

Keenans Lettings are thrilled to present to the market this fantastic one bedroom flat located within the heart of the market town of Oswaldtwistle. Internally this home comprises of; Entrance Hallway, Lounge, Kitchen, Bedroom and a three piece shower room. This property offers the benefit of having its own entrance. This property is available immediately, this one must be viewed as much interest is expected. Call the team on 01282 507250 to register your interest.

### ENTRANCE

Hardwood front entrance door leading into Hallway, stairs leading to first floor landing.

### LOUNGE

UPVC double glazed window, central heating radiator and smoke alarm point.

### KITCHEN

Range of wall and base units, laminate work surfaces and tiled splash backs, gas hob, electric oven and grill with extractor over, plumbing for washing machine, stainless steel sink, drainer and mixer tap, vinyl flooring, space for fridge, UPVC double glazed window and wall mounted boiler.

### BEDROOM ONE

UPVC double glazed window and central heating radiator.

### BATHROOM

Three piece suite comprising of; shower cubicle with shower over, wash hand basin and low suite WC; vinyl flooring, central heating radiator and a UPVC double glazed window.

### AGENTS NOTES

Council Tax band A.



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