



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## William Street, Accrington, BB5 6DT

£750

A FULLY RENOVATED TWO BED TERRACED HOME

Nestled in the charming area of Accrington this spacious terraced home on William Street is being welcomed to the rental market. Having recently undergone a full renovation it would ideally suit a small family or couple looking for that bit of extra space.

Briefly consisting of a welcoming reception room, kitchen dining room, utility room, two good size bedrooms, a family bathroom and an enclosed rear yard. The property is also conveniently located for local amenities and also excellent commuter and transport links.

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

# William Street, Accrington, BB5 6DT

£750



- Fully Renovated
- Enclosed Back Yard
- Excellent Transport and Commuter Links
- Available Immediately
- Two Bedrooms
- On Street Parking
- EPC Rating C
- Separate Utility Room
- Close Proximity to Local Amenities
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'1" x 2'11" (0.96 x 0.89)

UPVC double glazed frosted front door and hardwood door into reception room.

### Reception Room One

13'10" x 12'7" (4.24 x 3.84)

UPVC double glazed window, GCH radiator, stairs to first floor and open to Kitchen diner.

### Kitchen / Diner

12'7" x 10'11" (3.84 x 3.33)

UPVC double glazed window, GCH radiator, a range of base units with complementary work tops, electric oven and hop with extractor over, stainless steel sink with drainer and mixer tap, under stairs storage, wood effect vinyl flooring and door to utility room.

### Utility Room

9'6" x 5'2" (2.9 x 1.6)

UPVC double glazed frosted window, GCH radiator, a range of base units with complementary work tops, space and plumbing for washer and dryer, wood effect vinyl flooring and UPVC door to rear.

## First Floor

### Landing

6'2" x 4'0" (1.88 x 1.22)

Doors to two bedrooms and bathroom.

### Bedroom One

13'10" x 12'7" (4.24 x 3.84)

UPVC double glazed window and GCH radiator.

### Bedroom Two

10'11" x 6'2" (3.35 x 1.9)

UPVC double glazed window, GCH radiator and door to storage cupboard.

### Bathroom

8'0" x 6'0" (2.44 x 1.83)

UPVC double glazed frosted window, chrome effect heated towel rail, panel bath with direct feed shower over, pedestal sink with mixer tap, dual flush W.C part panelled elevations and wood effect vinyl flooring.

## External

## Rear

Enclosed rear yard.

## Front

On street parking.



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