



## Ellerbeck Road, Accrington, BB5 5AN

£975 Per Month

A WONDERFUL THREE BEDROOM DETACHED BUNGALOW TO LET IN ACCRINGTON

Nestled on the charming Ellerbeck Road in Accrington, this delightful three-bedroom detached bungalow is now available for rent. This property boasts a spacious reception room, perfect for relaxing or entertaining guests. The bungalow features two well-proportioned bedrooms, providing ample space for comfortable living.

One of the standout features of this home is the lovely garden to the rear, offering a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden is an ideal spot for family gatherings or quiet evenings under the stars.

Conveniently located, this bungalow is just a stone's throw away from the town centre, ensuring that all essential amenities are within easy reach. Whether you are looking for shops, cafes, or recreational facilities, everything you need is just a short walk away.

This property presents a wonderful opportunity for those seeking a peaceful yet accessible living environment. With its charming features and prime location, this bungalow is sure to appeal to a variety of tenants. Do not miss the chance to make this lovely bungalow your new rental home.

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

| 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 |         |           |
|                                             | 55      | 70        |
| 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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- Detached Bungalow
  - One/Two Reception Rooms
  - Neutral Finish
- Two/Three Bedrooms
  - Three Piece Shower Room
- Modern Fitted Kitchen
  - Front & Rear Gardens

Ground Floor

Entrance Vestibule

4'3 x 3' (1.30m x 0.91m)

Composite front entrance door, coving and door to the hallway.

Hallway

17'5 x 3'4 (5.31m x 1.02m)

Central heating radiator, coving, corbels and doors to two reception rooms, two bedrooms, shower room and kitchen.

Bedroom One

12' x 10'3 (3.66m x 3.12m)

UPVC double glazed bow window, two central heating radiators, coving and ceiling rose.

Shower Room

10'2 x 5'3 (3.10m x 1.60m)

UPVC double glazed window, towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, panelled elevations, spotlights, extractor fan and wood effect flooring.

Bedroom Three/Reception Room Two

10'5 x 10'3 (3.18m x 3.12m)

Four UPVC double glazed windows, central heating radiator, coving and UPVC double glazed French doors to the rear.

Kitchen

13'4 x 10'11 (4.06m x 3.33m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, electric oven, four ring induction hob, extractor hood, integrated fridge freezer, smoke alarm, spotlights, lino flooring and door to the rear.

Bedroom Two

10'4 x 7'2 (3.15m x 2.18m)

UPVC double glazed window, central heating radiator and coving.

Reception Room One

12'9 x 10'6 (3.89m x 3.20m)

UPVC double glazed bow window, UPVC double glazed window, two central heating radiators, electric fire with granite surround and mantel, coving.

External

Front

Planted garden with paved pathway to the front door.

Rear

Enclosed laid to lawn garden.



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