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## Richmond Hill Street, Accrington, BB5 0QT

### £695

A CONVENIENTLY LOCATED TWO-BEDROOM, MID-TERRACED HOME

Nestled in the heart of a popular area of Accrington, with easy access to all local amenities and major commuter routes, this two-bedroom, mid-terraced home is being welcomed to the rental market. Ideally suited for any small family or professional couple looking for a well-proportioned property with low maintenance gardens.

The property comprises briefly, to the ground floor: entrance through the vestibule to a hallway with stairs leading to the first floor and doors providing access to two reception rooms. The second reception room has doors leading to under stairs storage and the fitted kitchen. To the first floor is a landing with doors leading to two bedrooms and a three-piece bathroom suite. Externally the property boasts an enclosed rear paved yard with a pond and a single garage. The front of the property has a bedding area and path with steps leading to the front entrance door.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents



# Richmond Hill Street, Accrington, BB5 0QT

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 **2**  **1**  **2**  **D**

- Tenure Leasehold
  - Garage To Rear
  - Fitted Kitchen
  - Easy Access to Major Commuter Routes
- Council Tax Band A
  - Two Bedroom Mid Terraced Property
  - Ideal Rental Investment/First Time Buy
- EPC Rating D
  - Three Piece Bathroom Suite
  - Close Proximity To amenities

### Ground Floor

#### Entrance

Via a double glazed front door to vestibule.

#### Vestibule

3'4 x 3'1 (1.02m x 0.94m)  
Wood effect floor, dado and door to hall.

#### Hall

12'4 x 3'5 (3.76m x 1.04m)  
Central heating radiator, stairs to first floor, doors to reception room one and reception room two.

#### Reception Room One

12'1 x 10'8 (3.68m x 3.25m)  
UPVC double glazed window, central heating radiator and living flame gas fire with wooden mantel.

#### Reception Room Two

14'4 x 11'10 (4.37m x 3.61m)  
UPVC double glazed window, central heating radiator, coving, living flame gas fire with granite hearth and wood mantel, television point, doors to under stairs storage and kitchen.

#### Kitchen

10'5 x 5'10 (3.18m x 1.78m)  
UPVC double glazed window, range of wall and base units, laminate work top, four ring gas hob, tiled splash back, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, part tiled elevation, part wood elevation, tiled effect floor and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

Doors to two bedrooms and bathroom.

#### Bedroom One

14'5 x 12'1 (4.39m x 3.68m)  
UPVC double glazed window, central heating radiator and door to above stairs storage.

#### Bathroom

8' x 7'3 (2.44m x 2.21m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with double head electric feed shower, part tiled elevation, wood clad ceiling, wood effect floor and airing cupboard with Potterton boiler.

#### Bedroom Two

11'11 x 6'10 (3.63m x 2.08m)  
UPVC double glazed window and coving.

### External

#### Rear

Enclosed paved yard, pond and garage.



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