



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.



Rhyddings Street, Accrington, BB5 3ER

£850

A CHARACTERFUL AND CHARMING, TWO BEDROOMED MID TERRACED HOME WITH ORIGINAL FEATURES AND A GARAGE!

Keenans proudly introduced to the rental market in a highly sought after area of Oswaldtwistle, this exceptionally maintained, two bedroomed terraced home. Property offers an abundance of character features, generous rooms and is located within close reach of all amenities.

Comprising briefly; an entrance porch leads you into a welcoming hallway. The hallway houses a staircase to the first floor and has doors leading to two reception rooms, the second of which with open access to a fitted kitchen. The kitchen enjoys a range of solid oak units, real wood work surfaces and has a range of appliances included. To the first floor, you will find two double bedrooms and a luxurious house bathroom.

Externally, you will find a fully enclosed yard with access to a single garage. The garage has water and electric supply.

*Property may differ slightly to the advertised images as the current tenant as re-painted some rooms.

Viewings can be arranged by calling our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Mid Terraced Property
- Enclosed Rear Yard
- Fitted Kitchen
- Close Proximity to Local Amenities

- Two Double Bedrooms
- Two Reception Rooms
- EPC Rating D

- Single Garage with Electric and Water
- Three Piece Bathroom
- Council Tax Band B

Ground Floor

Entrance

Enter via UPVC double glazed door leading to the vestibule.

Vestibule

Original tiled flooring, dado rail, cornice coving, partially tiled elevations, single glazed door leading to the hallway.

Hallway

13'21 x 3'59 (3.96m x 0.91m)

Wood flooring, central heating radiator, cornice coving, smoke alarm, staircase to the first floor, doors leading to reception room one and two.

Reception Room One

14'22 x 11'96 (4.27m x 3.35m)

UPVC double glazed window, central heating radiator, television point, cornice coving, open flu fire to the chimney breast with original tiled surround, two feature wall lights.

Reception Room Two

16'32 x 12'88 (4.88m x 3.66m)

UPVC double glazed window, wood flooring, central heating radiator, coving, under stair storage, open to the kitchen.

Kitchen

11'68 x 8'0 (3.35m x 2.44m)

UPVC double glazed window and door to the rear, tiled flooring, range of oak panelled wall and base units, oak wood work surfaces, tiled splash backs, ceramic double bowl sink and chrome mixer tap, KENWOOD range cooker, plumbing for washing machine, integrated dish washer, free standing fridge and freezer, under unit lights.

First Floor

Landing

16'75 x 8'11 (4.88m x 2.72m)

UPVC double glazed window, wood flooring, picture rail, loft access, doors leading to bathroom and two bedrooms.

Bedroom One

16'33 x 14'21 (4.88m x 4.27m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood flooring.

Bedroom Two

11'14 x 9'87 (3.35m x 2.74m)

Skylight window, central heating radiator, wood flooring, smoke alarm.

Bathroom

13'98 x 8'45 (3.96m x 2.44m)

Two UPVC double glazed frosted windows, double shower enclosure with a direct feed shower, twin flush WC, pedestal wash basin, panelled his and hers bath with chrome rinse head and taps, wood effect flooring, fitted storage, boiler cupboard.

External

Garage

19'8 x 8'10 (5.99m x 2.69m)

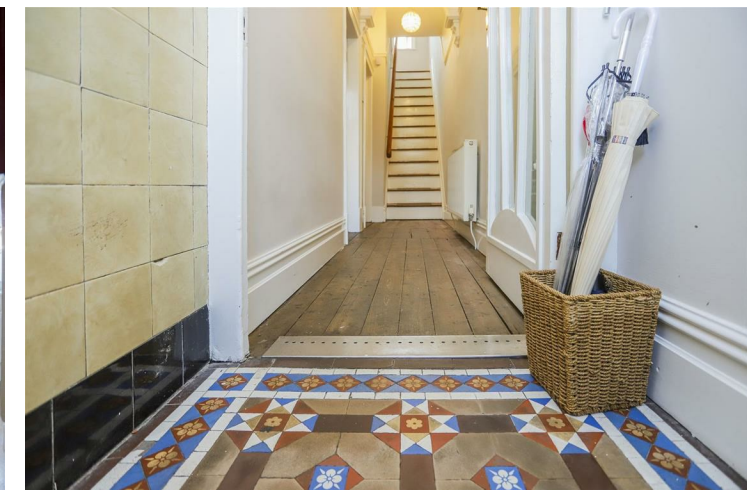
Power, lighting, heating, sink with mixer tap, plumbing for a washing machine, plumbing for a WC.

Rear

Enclosed yard with outside hot and cold water tap and single garage, with electric heating and plumbing.

Front

Gated Indian stone courtyard.



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