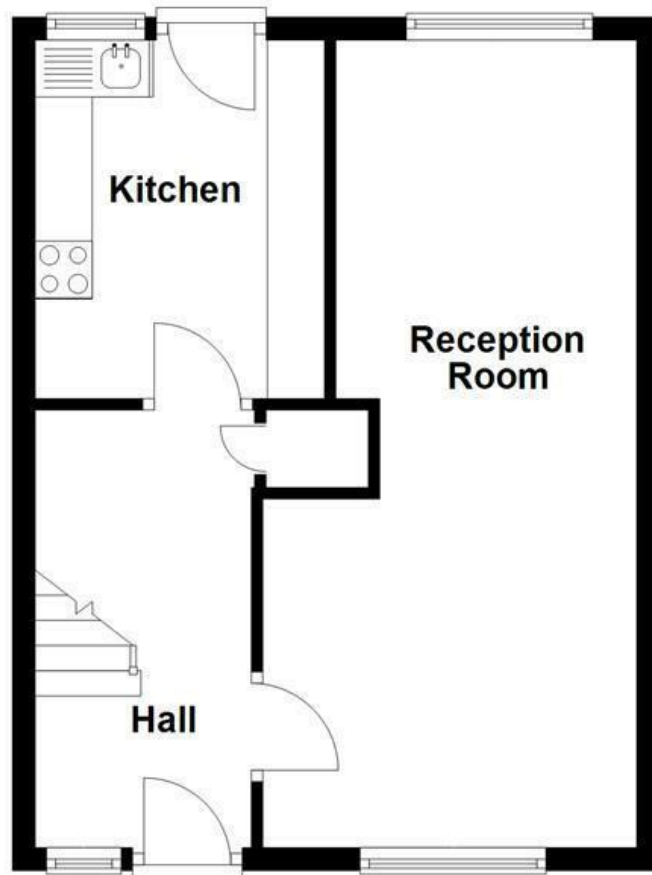
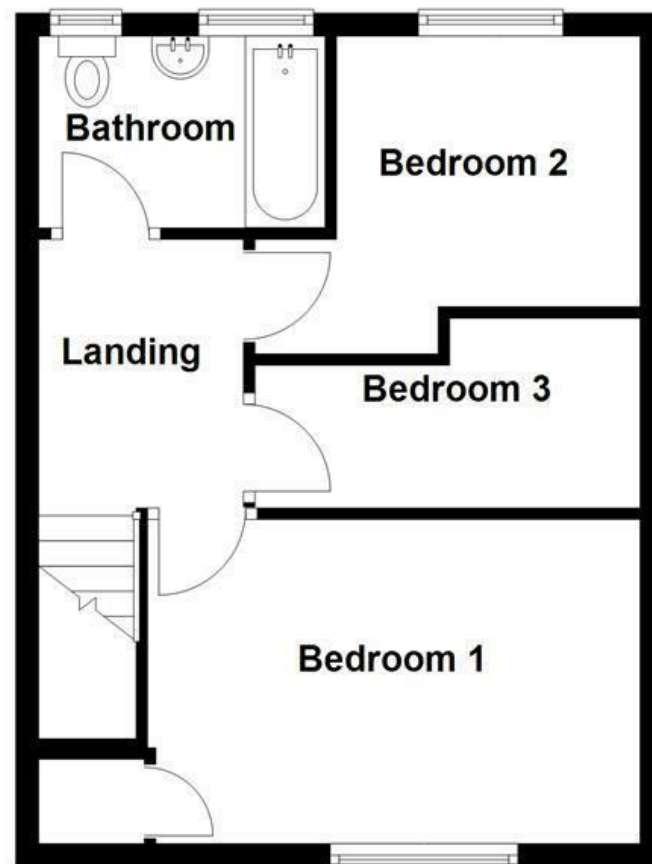


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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		
	<b>70</b>	
<b>England &amp; Wales</b>	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.

## Rutland Close, Accrington, BB5 5RQ

### £750

THREE BEDROOM END TERRACE PROPERTY

Welcome to this charming three-bedroom end terrace house, newly available on the rental market, located on Rutland Close in the desirable area of Clayton Le Moors, Accrington. This property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a welcoming home.

As you enter, you are greeted by a spacious reception room a modern kitchen, the property also boasts three good-sized bedrooms and a three piece family bathroom.

Outside, you will find both front and rear gardens. The location is particularly advantageous, situated in a great town area that offers easy access to local amenities, schools, and transport links.

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



# Rutland Close, Accrington, BB5 5RQ

## £750

 3  1  1  C

- End Terraced
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: C
- Three Bedrooms
  - Three Piece Bathroom
  - Close Proximity To Local Amenities
- Spacious Reception Room
  - Enclosed Gardens To Front And Rear
  - Council Tax Band: A

### Ground Floor

#### Hall

13'4 x 6'3 (4.06m x 1.91m)  
UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, smoke alarm, store cupboard, wood effect flooring, stairs to first floor and doors to reception room and kitchen.

#### Reception Room

23'3 x 10'9 (7.09m x 3.28m)  
Two UPVC double glazed windows, central heating radiator and wood effect flooring.

#### Kitchen

10'4 x 8'4 (3.15m x 2.54m)  
UPVC double glazed window, wall and base units, laminate worktops, tiled splash back, stainless steel sink with draining board and traditional taps, freestanding cooker, space for fridge freezer, plumbing for washing machine, extractor fan, wood effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

7'8 x 6' (2.34m x 1.83m)  
Loft access, smoke alarm and doors to three bedrooms and bathroom.

#### Bedroom One

14'2 x 9'4 (4.32m x 2.84m)  
UPVC double glazed window, central heating radiator and over stairs storage.

#### Bedroom Two

9'1 x 8'9 (2.77m x 2.67m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

11'1 x 5'6 (3.38m x 1.68m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

8'5 x 5'6 (2.57m x 1.68m)  
Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and direct feed shower over, extractor fan, part tile elevations and tile effect flooring.

### External

#### Front

Enclosed laid to lawn garden and paving.

#### Rear

Enclosed laid to lawn garden, paving and brick outbuilding.



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