



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(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	

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## Spread Eagle Street, Accrington, BB5 4NB

### £849

A FANTASTIC NEW RENTAL OPPORTUNITY

Welcome to this charming mid-terrace house located on Spread Eagle Street in the heart of Oswaldtwistle, Accrington. This delightful property boasts three generously sized bedrooms, making it an ideal home for families or professionals seeking ample living space.

As you enter, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The open-plan living kitchen area is a modern feature that enhances the flow of the home, creating a warm and welcoming atmosphere. The kitchen is well-equipped, providing a perfect space for culinary enthusiasts to prepare meals while engaging with family and friends.

The property also includes a contemporary bathroom, designed with modern fixtures to ensure comfort and convenience. Additionally, the rear yard offers a private outdoor space, perfect for enjoying a morning coffee or hosting summer gatherings.

New to the rental market, this mid-terrace house presents an excellent opportunity for those looking to settle in a vibrant community. With its combination of space, modern amenities, and a convenient location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

# Spread Eagle Street, Accrington, BB5 4NB

£849



- New windows
- Newly decorated throughout
- New boiler
- Close Proximity To Local Amenities
- Council Tax Band A
- Three Well Proportioned Bedrooms
- New flooring
- EPC Rating D
- Fitted Kitchen and brand new bathroom
- Easy Access To Major Network Links

## Ground Floor

### Entrance

UPVC frosted door to vestibule.

### Vestibule

3'6 x 3'4 (1.07m x 1.02m)

Picture rail and door to reception room one.

### Reception Room One

18'1 x 14'11 (5.51m x 4.55m)

UPVC double glazed window, hardwood leaded window, central heating radiator, meter cupboard, two feature wall lights, gas fire with exposed stone surround and hearth, under stairs storage and open doorway to reception room two.

### Reception Room Two

15' x 11'8 (4.57m x 3.56m)

Central heating radiator, spotlights, open access to kitchen and door to stairs to first floor.

### Kitchen

12'11 x 8'2 (3.94m x 2.49m)

UPVC leaded window, Velux window, wood panel wall and base units, laminate work top, tiled splash back, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, extractor hood, plumbed for washing machine, space for fridge freezer, access to Main boiler, spotlights, loft access, wood effect lino flooring and UPVC leaded door to rear.

## First Floor

### Landing

10'3 x 8'11 (3.12m x 2.72m)

Loft access, spotlights, doors to three bedrooms and bathroom.

### Bedroom One

15' x 10'3 (4.57m x 3.12m)

UPVC double glazed window, central heating radiator, integrated storage and spotlights.

### Bedroom Two

11'8 x 6'4 (3.56m x 1.93m)

UPVC double glazed window, central heating radiator and ceiling rose.

### Bedroom Three

8'2 x 7'11 (2.49m x 2.41m)

UPVC double glazed window, central heating radiator, storage and spotlights.

### Bathroom

6'11 x 5'10 (2.11m x 1.78m)

Central heating towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, panel bath with waterfall mixer tap, overhead direct feed rainfall shower and rinse head, PVC to ceiling, spotlights, extractor fan, tiled elevation and wood effect lino flooring.

## External

## Front

Enclosed paved courtyard.

## Rear

Enclosed paved yard.



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