



## Whitaker Street, Accrington, BB5 5AJ

£900

Welcome to this charming end terrace home located on Whitaker Street in Accrington, now available for rent. This delightful property boasts three generously sized bedrooms, providing ample space for families or individuals seeking room to grow. The large bathroom is well-appointed, ensuring comfort and convenience for all residents.

The home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you prefer a formal dining area or a cosy lounge.

Outside, you will find a low-maintenance rear garden, ideal for those who wish to enjoy outdoor space without the burden of extensive upkeep. This area offers a lovely retreat for relaxation or social gatherings.

Situated in a friendly neighbourhood, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for anyone looking to settle in Accrington. This end terrace home combines comfort, space, and convenience, making it a wonderful opportunity for prospective tenants. Don't miss the chance to make this lovely house your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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	

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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- Easy Access To Major Commuter Routes
- Council Tax Band B
- EPC Rating D
- On Street Parking
- Three Bedroom End Terraced Property
- Two Spacious Reception Rooms
- Ideal Family Home With Viewing Essential
- Enclosed Rear Yard Space
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Composite door to vestibule.

### Vestibule

Dado rail, access to meter and single glazed door with stained glass window to hall.

### Hall

16'9 x 3'3 (5.11m x 0.99m)

Central heating radiator, dado rail, doors to two reception rooms and stairs to first floor.

### Reception Room One

13'11 x 11' (4.24m x 3.35m)

UPVC double glazed window, central heating radiator, cornice coving and gas fire with surround.

### Reception Room Two

15'1 x 11'11 (4.60m x 3.63m)

UPVC double glazed window, central heating radiator, coving, gas fire with surround and door to kitchen.

### Kitchen

11'7 x 6'5 (3.53m x 1.96m)

UPVC double glazed window, central heating radiator, wall and base units, marble effect work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbing for washing machine and door to rear.

## First Floor

### Landing

UPVC double glazed window, loft access, coving, central heating radiator, dado rail, doors to three bedrooms and bathroom.

### Bedroom One

15' x 12' (4.57m x 3.66m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

14' x 8'2 (4.27m x 2.49m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

13' x 6'5 (3.96m x 1.96m)

UPVC double glazed window and central heating radiator.

## Bathroom

12'7 x 8'4 (3.84m x 2.54m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath with mixer tap and rinse head, enclosed shower and part tiled elevation.

## External

### Front

Enclosed courtyard.

### Rear

Enclosed paved yard with outbuilding and gate to shared access road.



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