

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(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.

## Stanley Street, Accrington, BB5 6PQ

### £675 Per Month

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY

We welcome to the rental market this charming mid-terrace house located on Stanley Street in Accrington. This delightful property as recently undergone a mini refurb and features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space.

As you enter, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is designed with functionality in mind, providing ample space for cooking and dining. To the first floor two bedrooms and a three piece family bathroom. Additionally, the property boasts a large low maintenance rear yard.

New to the rental market, this home presents a wonderful opportunity for those looking to settle in a friendly neighbourhood with convenient access to local amenities. With its appealing features and prime location, this mid-terrace house is sure to attract interest. Don't miss your chance to make it your new rental home.

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

# Stanley Street, Accrington, BB5 6PQ

£675 Per Month



- Recently Refurbished Property
- Council Tax Band A
- Excellent Transport and Commuter Links
- Two Bedroom Mid Terrace
- EPC Rating C
- Modern Fitted Kitchen
- Large Enclosed Rear Yard
- Close Proximity to Local Amenities
- Three Piece Bathroom Suite

## Ground Floor

### Entrance Vestibule

3'6" x 3' (1.07m x 0.91m)

### Reception Room

14' x 13'8" (4.27m x 4.17m)

### Kitchen

12'5" x 11'7" (3.78m x 3.53m)

## First Floor

### Landing

7'9" x 6'3" (2.36m x 1.91m)

### Bedroom One

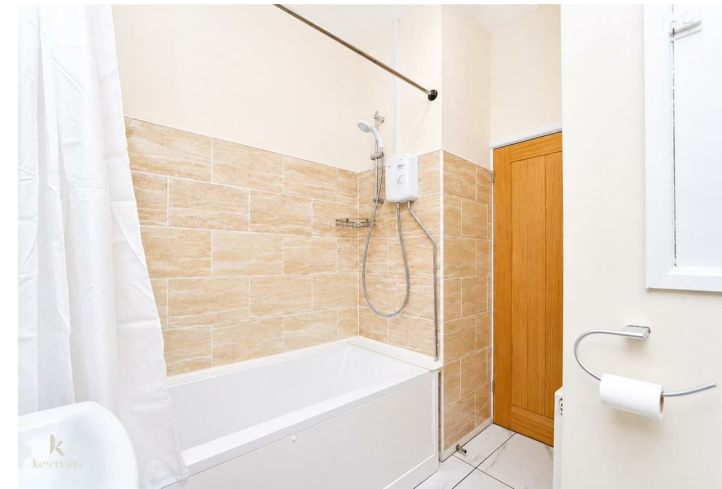
14'1" x 11'10" (4.29m x 3.61m)

### Bedroom Two

14'1" x 8'5" (4.29m x 2.57m)

### Bathroom

8'2" x 7'10" (2.49m x 2.39m)



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