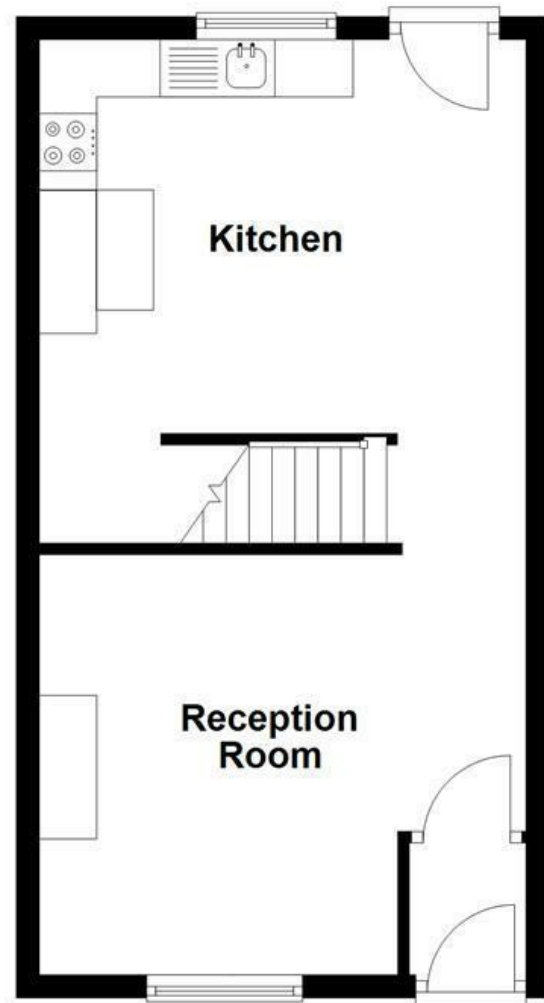
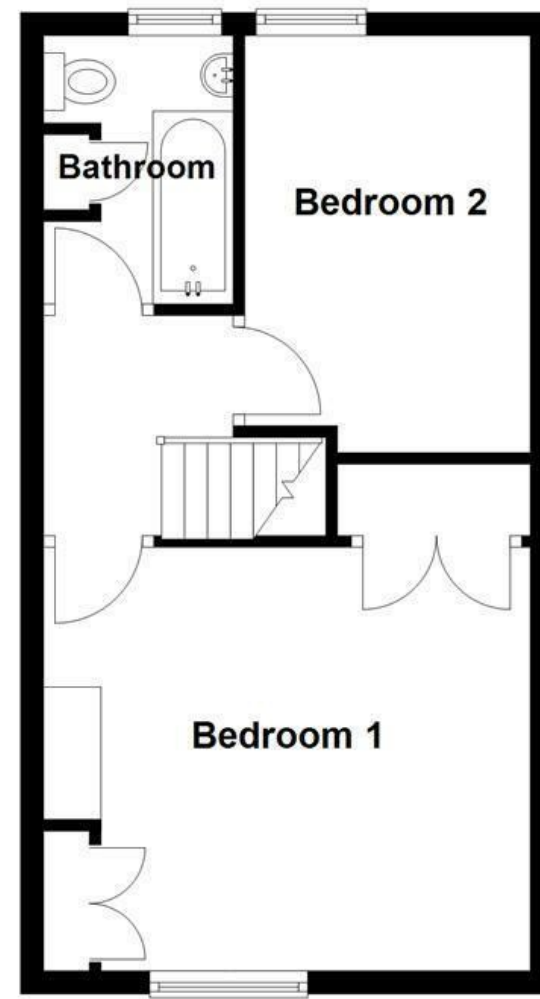


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	54	
(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.

Elizabeth Street, Accrington, BB5 0HH

£650 PCM

SPACIOUS TWO BEDROOM TERRACED PROPERTY

Keenans are delighted to introduce this two bedroomed, mid-terraced property to the rental market. Situated in the heart of Accrington, within close proximity to local amenities, commuter links and schools. Viewings are essential to appreciate all this property has to offer.

Boasting deceptively spacious accommodation and neutral interior throughout, the property internally comprises briefly: ground floor - entrance through to the entrance vestibule providing access through to the lounge with a further door leading through to the open plan kitchen diner housing the staircase to the first floor and a door to the enclosed rear yard. To the first floor you will find two double bedrooms and a new three piece family bathroom. Externally to the rear there is large enclosed yard with a gate to the shared access road.

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

Elizabeth Street, Accrington, BB5 0HH

£650 PCM

 **2**  **1**  **1**  **E**

- Mid-Terraced House
 - Two Bedrooms
 - Close Proximity To Local Amenities
 - Council Tax Band A
- Excellent Transport Links
 - New Three Piece Bathroom Suite
 - Enclosed Rear Yard
- Fitted Kitchen Diner
 - Deceptively Spacious
 - EPC Rating E

GROUND FLOOR

Entrance
UPVC double glazed door leading into the vestibule.

Entrance Vestibule
3'9" x 3'4" (1.14 x 1.02)
Picture rail and a door leading to the lounge.

Reception Room
13'11" x 12'0" (4.24 x 3.66)
UPVC double glazed window, central heating radiator, picture rail, television point, electric real flame fire, two feature wall lights and an opening that leads to the stairs that take you to the first floor and also leads to the dining kitchen.

Kitchen Diner
13'4" x 13'11" (4.06 x 4.24)
UPVC double glazed window, central heating radiator, a range of white high gloss wall and base units with granite effect work surfaces, an electric cooker with a four ring hob and a stainless steel extractor hood, tiled splash-backs, stainless steel sink, drainer and mixer tap, plumbing for a washing machine, space for a fridge freezer, combination boiler, vinyl flooring, under-stairs storage and a door leading out to the rear of the property.

FIRST FLOOR

Landing
6'3" x 5'8" (1.91 x 1.73)
Central heating radiator and doors leading to two bedrooms and the bathroom.

Bathroom
10'1" x 5'1" (3.07 x 1.55)
UPVC double glazed frosted window, central heating radiator, three piece suite comprises: dual flush WC, pedestal wash basin with mixer tap, a panelled bath with mixer tap and a direct feed shower, part-panelled elevations, fitted storage and vinyl flooring.

Bedroom One
13'11" x 12'1" (4.24m x 3.68m)
UPVC double glazed window, central heating radiator two built in storage cupboards and a television point.

Bedroom Two
13'5" x 7'2" (4.09 x 2.18)
UPVC double glazed window and a central heating radiator.

EXTERNAL

Front
On street parking.

Rear
An enclosed yard with a gate to a shared access road.

AGENTS NOTES
Council Tax Band A.



Tel: 01282507250

www.keenans-estateagents.co.uk