



Barnes Street, Accrington, BB5 5PF

£90,000

Keenans Lettings are delighted to introduce this beautifully presented two bedroomed home to the rental market. This fantastic home is situated in a popular residential area within close proximity to local amenities, major commuter links and schools. Viewing of this property is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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.

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- Mid Terraced Property
- Two Bedrooms
- Convenient Location
- No Pets, Smokers or DSS
- One Reception Room
- Three Piece Bathroom
- Beautifully Presented
- Dining Kitchen
- Enclosed Rear Yard
- Viewing Recommended

GROUND FLOOR

ENTRANCE VESTIBULE

Rock front door opens into the entrance vestibule with a further door to the lounge.

LOUNGE

14'9" x 13'2" (4.5 x 4.01)

UPVC double glazed widow, two central heating radiators, centrepiece fireplace, television point, wood effect flooring and a door to the kitchen.

KITCHEN

12'10" x 12'8" (3.91 x 3.86)

Light wood wall and base units with marble effect worktops and tiled splashbacks, inset stainless steel sink, drainer and mixer tap, four ring electric hob with built-in oven and extractor fan, space for fridge / freezer, plumbing for washing machine, central heating radiator, smoke alarm, UPVC French doors to the rear, stairs leading to the first floor and useful under stairs storage area.

FIRST FLOOR

LANDING

Smoke alarm, loft access, central heating radiator, built-in storage and doors to two bedrooms and bathroom.

BEDROOM ONE

11'9" x 9'0" (3.58 x 2.74)

UPVC double glazed window, central heating radiator and fitted rails.

BEDROOM TWO

11'3" x 10'5" (3.43 x 3.18)

UPVC double glazed window, central heating radiator and feature alcove.

BATHROOM

Three piece white suite comprising close couple WC, pedestal wash basin, panelled bath with screen and direct feed shower over and, a central heating radiator.

EXTERNAL

REAR

Enclosed stone flagged yard.



Tel: 01254389384

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