



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (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.

Rhyddings Street, Accrington, BB5 3EY

£140,000

SPACIOUS THREE BEDROOM TERRACED PROPERTY

Nestled in the charming area of Oswaldtwistle, Accrington, this delightful mid-terrace house on Rhyddings Street offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for families or those seeking a cosy home.

The residence boasts three spacious bedrooms, ensuring that there is plenty of room for everyone. Each bedroom is designed to be a tranquil retreat, perfect for unwinding after a long day. The single bathroom is well-appointed, catering to the needs of the household with ease.

The location of this property is particularly appealing, as it is situated in a friendly neighbourhood with easy access to local amenities, schools, and parks. The vibrant community atmosphere makes it an excellent choice for families and individuals alike.

This mid-terrace house presents a wonderful opportunity for those looking to settle in a welcoming area of Accrington. With its charming features and practical layout, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely house your new home.

Rhyddings Street, Accrington, BB5 3EY

£140,000

 3  1  2  E

- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: E
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Rentcharge
- Two Reception Rooms
 - Enclosed Yard
 - Council Tax Band: B

Ground Floor

Vestibule

5'7 x 3'3 (1.70m x 0.99m)
Hardwood entrance door, coving, wood effect lino flooring and door to hall.

Hall

10'8 x 3'4 (3.25m x 1.02m)
Central heating radiator, smoke alarm, coving, stairs to first floor and doors to two reception rooms.

Reception Room One

13' x 12'4 (3.96m x 3.76m)
Hardwood double glazed bay window, central heating radiator and coving.

Reception Room Two

15' x 13'5 (4.57m x 4.09m)
Hardwood leaded bay window, central heating radiator, smoke alarm, coving and door to kitchen.

Kitchen

12' x 7'11 (3.66m x 2.41m)
Hardwood single glazed window, spotlights, wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated oven in high rise unit, four burner gas hob, space for fridge freezer, plumbing for washing machine, part tiled elevation, tiled floor and hardwood single glazed door to rear.

First Floor

Landing

18'8 6'1 (5.69m 1.85m)
Loft access, smoke alarm, coving and doors to three bedrooms and bathroom.

Bedroom One

12'6 x 11'5 (3.81m x 3.48m)
Hardwood single glazed window, central heating radiator, coving and storage.

Bedroom Two

15'5 x 10'4 (4.70m x 3.15m)
Hardwood single glazed window, central heating radiator, wall mounted wash basin with traditional taps and storage.

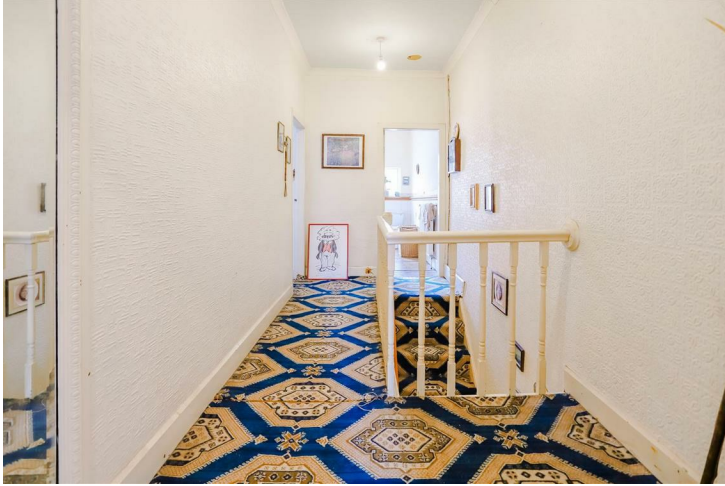
Bedroom Three

9'3 x 5'1 (2.82m x 1.55m)
Hardwood leaded frosted window, central heating radiator, coving and storage.

Bathroom

11'3 x 8'2 (3.43m x 2.49m)
Hardwood frosted window, central heating radiator, low flush WC, vanity top wash basin with mixer tap, tiled panel bath with traditional taps and electric feed shower over, storage and part tiled elevation.

External



Tel: 01254389384

www.keenans-estateagents.co.uk