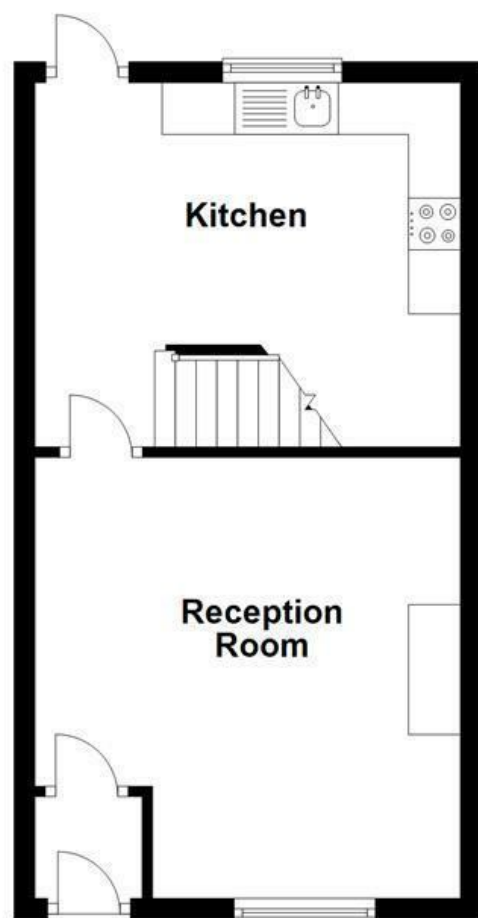
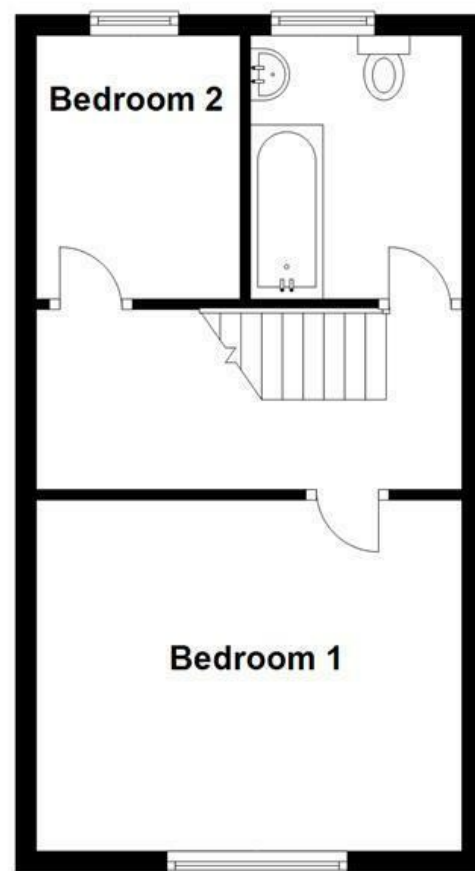


Ground Floor
Approx. 347.1 sq. feet



First Floor
Approx. 347.1 sq. feet



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.

Beech Street, Accrington, BB5 2AU

£600

A FANTASTIC MID TERRACED PROPERTY

Nestled in the heart of a popular area of Accrington, this two-bedroom, mid-terraced home is being welcomed to the rental market. Ideally suited for any small family or professional couple! With an open plan kitchen diner, two generously sized bedrooms and neutral decoration, this property is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly, to the ground floor: entrance through the vestibule to a well proportioned reception room which leads to the inner hall. The inner hall has stairs to the first floor and open access to the fitted kitchen/diner. To the first floor is a landing with doors leading to a three-piece family bathroom suite, and two bedrooms. Externally the property boasts an enclosed decked rear yard.

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

Beech Street, Accrington, BB5 2AU

£600



- EPC Rated C
- On Road Parking
- Nearby Schools
- Council Tax Band A
- Nearby Amenities
- Two Bedrooms
- Leasehold Property
- Possible Rental Investment

Ground Floor

Reception Room One

13'11 x 13'5 (4.24m x 4.09m)

UPVC double glazed window, central heating radiator, television point, coving, wood effect floor, door to inner hall, wall inset living gas fire.

Inner Hall

Stairs to the first floor, open to kitchen.

Kitchen

13'5 x 9'10 (4.09m x 3.00m)

UPVC double glazed window, central heating radiator, mix of panel wall and base units, mixer taps, oven with four ring gas hob, extractor hood, stainless steel sink with drainer and mixer taps, plumbing for washing machine, space for fridge/freezer, spotlights, open to under stairs storage, vinyl flooring, UPVC double glazed frosted door to rear

First Floor

Landing

Central heating radiator, loft access, smoke alarm, door to bathroom, two bedrooms.

Bedroom Two

10'2 x 7'5 (3.10m x 2.26m)

UPVC double glazed window, central heating radiator.

Bedroom One

13'3 x 5'6 (4.04m x 1.68m)

UPVC double glazed window, central heating radiator.

Bathroom

10'0 x 5'6 (3.05m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower, PVC panel elevations, full tile elevations.

Externally

Decked rear garden.



Tel:

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