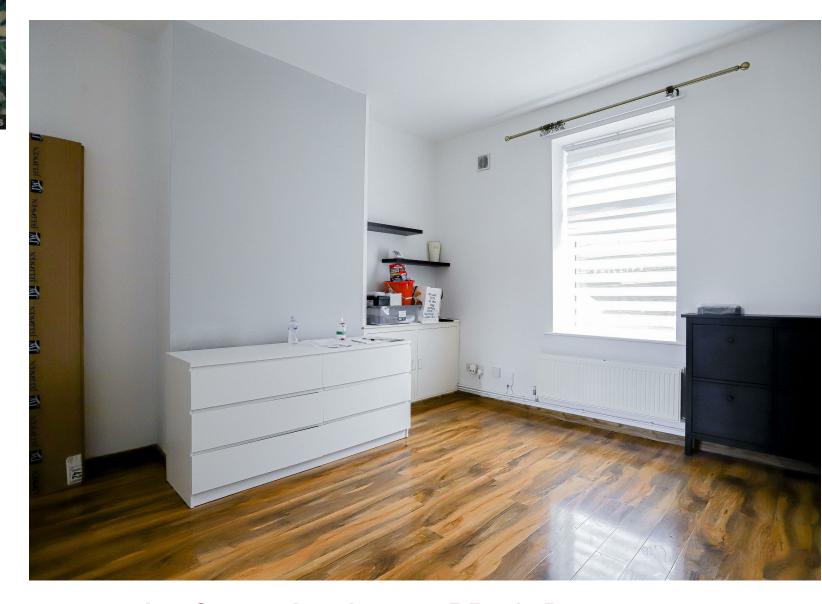




# Energy Efficiency Rating 87 **England & Wales**

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### **KEENANS** Sales & Lettings



Lemonius Street, Accrington, BB5 2LP £625















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#### **Ground Floor**

#### **Entrance**

Composite double glazed door to the hallway.

#### Hallway

Wood effect flooring, smoke alarm, stairs to the first floor and arch to reception room one.

#### **Reception Room One**

14'0" x 13'1" (4.27 x 3.99)

UPVC double glazed window, central heating radiator, wood effect flooring, TV point, alcove storage and arch to the kitchen.

#### **Kitchen**

14'7" x 10'0" (4.45 x 3.05)

UPVC double glazed window, composite double glazed door to the rear, wood effect tiled flooring, range of wood effect wall and base units with granite effect worktops, tiled splashback, Bosch electric oven with four-ring induction hob and extractor hood, stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and understairs storage.

#### **First Floor**

#### Landing

6'10" x 3'10" (2.08 x 1.17)

Wood effect flooring, loft access, smoke alarm, doors to two bedrooms and bathroom.

#### **Bedroom One**

16'10" x 13'11" (5.13 x 4.24)

UPVC double glazed window, central heating radiator, wood effect flooring, and over-stairs storage.

#### **Bedroom Two**

10'3" x 7'9" (3.12 x 2.36)

UPVC double glazed window, central heating radiator, wood effect flooring and TV point.

#### **Bathroom**

6'8" x 6'6" (2.03 x 1.98)

UPVC double glazed frosted window, panelled bath with chrome telephone tap, twin-flush WC, pedestal washbasin, fully tiled elevations, central heating radiator and tiled floor.

#### **External**

#### Rear

Wall enclosed yard to the rear with Astro-Turf and steps leading down to gated access.

#### **Front**

Roadside parking to the front.

#### **Agent's Notes**

Council Tax Band A







