



Coronation Street, Blackburn, BB6 7SL

£650 PCM

www.keenanslettings.co.uk are delighted to introduce this two bedroomed, mid-terraced property to the rental market. Situated in the well sought after area of Great Harwood, within close proximity to local amenities, commuter links to Clitheroe and good schools. Viewings are essential to appreciate all this property has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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
- Storage Room
- Pets Considered
- One Reception Room
- Four Piece Bathroom Suite
- Enclosed Rear Yard
- Contemporary Fitted Kitchen
- Desirable Location
- Deposit £750

INTRODUCTION

UNDERGOING REDECORATION AND AWAITING UPDATED PHOTOGRAPHS

Keennas Lettings are delighted to introduce this two bedroomed, mid-terraced property to the rental market. Situated in a popular residential area of Great Harwood, convenient for local amenities and for access to commuter routes, this deceptively spacious property offers ample indoor living space, an enclosed low maintenance rear yard and internally comprises briefly: ground floor - the front door leads into an entrance porch, with door leading into the welcoming and generously spacious front reception room, with stairs leading to the first floor and door leading into the kitchen. The kitchen offers a high gloss fitted kitchen suite, with door leading out to an enclosed paved yard to the rear, with a stone chipped garden area, timber shed and gate to shared access road. To the first floor landing you will find two double sized bedrooms, a four piece family bathroom and a convenient storage room which could ideally be used as a play room or home office.

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

GROUND FLOOR

ENTRANCE VESTIBULE

UPVC double glazed window and a door to the reception room.

LOUNGE

15'7" x 13'5" (4.75 x 4.09)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, electric flame effect fire with a wooden surround, television point, wood effect flooring, stairs to the first floor and a door to the kitchen.

KITCHEN

14'0" x 8'9" (4.27 x 2.67)

UPVC double glazed window, a range of cream high gloss panelled wall and base units with wood effect surfaces and tiled splashbacks, stainless steel sink with drainer and high arch mixer tap, electric oven with a four ring electric hob and extractor hood, plumbing for washing machine, space for fridge freezer, wall mounted combination boiler, central heating radiator, tiled effect flooring, under stairs storage cupboard and a UPVC door to the rear.

FIRST FLOOR

LANDING

Loft access point, smoke alarm and doors to two bedrooms, storage room and the bathroom.

BEDROOM ONE

14'1" x 8'11" (4.29 x 2.72)

UPVC double glazed window, central heating radiator, television point and fitted storage.

BEDROOM TWO

10'10" x 10'0" (3.3 x 3.05)

UPVC double glazed window, central heating radiator, television point and fitted storage.

STORAGE ROOM

5'8" x 4'11" (1.73 x 1.5)

UPVC double glazed frosted window and a central heating radiator.

BATHROOM

11'0" x 5'7" (3.35 x 1.7)

Four piece suite comprising: low suite WC, pedestal wash basin, panelled bath with a shower/mixer tap, shower cubicle with a direct feed shower, chrome heated towel rail, spotlights, part tiled elevations, tiled effect flooring and a UPVC double glazed frosted window.

EXTERNAL

REAR

Enclosed paved and gravel garden with a timber shed and gated access to the rear.

AGENTS NOTES

Council Tax band A.

