



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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Spring Hill Road, Accrington, BB5 0EX

### £650

A NEWLY REFURBISHED TWO BEDROOM HOME

Keenans welcome to the rental market this refurbished two bedroom terrace property in Accrington. Situated a short distance to the town centre of Accrington where there are shops and eateries, whilst also being close to local amenities and near good schools. The property has a bright living room, spacious new fitted kitchen, two bedrooms and a three-piece bathroom suite. Perfectly suited for a small family or someone looking to downsize.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway which has stairs leading to the first floor and a door leading to the living room. The living room has a door providing access to the kitchen. The kitchen is fitted with wall and base units and has a door leading to the rear.  
To the first floor, there is a landing with doors providing access to two double bedrooms and a three piece bathroom suite.  
Externally the property boasts an enclosed paved yard with a gate leading to a shared access road.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Spring Hill Road, Accrington, BB5 0EX

## £650

 **2**  **1**  **1**  **E**

- Newly Refurbished
  - On Street Parking
  - New Fitted Kitchen
  - Close Proximity To Amenities
- Council Tax Band A
  - Two Double Bedrooms
  - Enclosed Rear Garden
- EPC Rating E
  - Three Piece Bathroom Suite
  - Easy Access To Motorway Links

### GROUND FLOOR

#### Entrance

Via a UPVC double glazed front door to hall.

#### Hall

4'11 x 3'6 (1.50m x 1.07m)

Stairs to first floor, door to living room and tiled flooring.

#### Living Room

13'9 x 13'3 (4.19m x 4.04m)

UPVC double glazed window, central heating radiator, open to kitchen/dining room and television point.

#### Kitchen/Diner

13'3 x 12'8 (4.04m x 3.86m)

UPVC double glazed window, central heating radiator, a range of wall and base units, laminate worktops, stainless steel sink and drainer, electric oven, four ring induction hob, plumbed for washing machine, space for fridge freezer, part tiled elevation, tiled floor, UPVC double glazed door to rear yard and boiler.

### FIRST FLOOR

#### Landing

5'2 x 2'11 (1.57m x 0.89m)

Access to attic, smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

13'9 x 13'5 (4.19m x 4.09m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

12'5 x 7'5 (3.78m x 2.26m)

UPVC double glazed window and central heating radiator.

#### Bathroom

9'3 x 5'5 (2.82m x 1.65m)

UPVC double glazed frosted window, three piece suite, dual flush WC, pedestal wash basin with mixer tap, L shape bath with mixer tap and rinse head, tiled elevation and tiled floor.

### EXTERNAL

#### Front

On street parking.

#### Rear

Enclosed yard and gate to shared access road.

#### Agents Notes

Council Tax Band A.



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