



Water Street, Accrington, BB5 6QU

£650 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  2  D

- Mid Terrace Property
 - Two Reception Rooms
 - Close Proximity To Amenities
- Two Bedrooms
 - Three Piece Bathroom
- Fitted Kitchen
 - Enclosed Rear Yard

INTRODUCTION

Located in a popular area of Accrington, this two bedroomed mid terraced property has recently undergone thorough renovation and has been finished off to a high standard and in neutral tones, and being handy for town centre local amenities and having close access to commuter routes, this property would ideally suit a young couple looking for their first home or a small family.

Comprising briefly; an entrance vestibule provides access to a reception room which has a door to the second reception room. The second reception room houses a staircase to the first floor and is open to the kitchen complete with contemporary units and integrated appliances. To the first floor you will find doors to two bedrooms and a three piece bathroom. Externally to the rear is an enclosed yard.

For further information or to arrange a viewing please contact our Hyndburn team.

GROUND FLOOR

ENTRANCE VESTIBULE

Front entrance door and door to reception room one.

Reception Room One

14'4" x 11'1" (4.37 x 3.38)

UPVC double glazed leaded window, central heating radiator, spotlights and door to reception room two.

Reception Room Two

14'4" x 12'9" (4.37 x 3.89)

UPVC double glazed window, Electric fire, central heating radiator, stairs to the first floor, understairs storage and open to the kitchen.

Kitchen

8'8" x 7'10" (2.64 x 2.39)

UPVC double glazed window, range of wood panelled wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, undercounter fridge, built in freezer, tiled flooring and door to the rear.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

14'5" x 8'8" (4.39 x 2.64)

UPVC double glazed leaded window, central heating radiator and coving.

Bedroom Two

12'11" x 8'8" (3.94 x 2.64)

UPVC double glazed leaded window and central heating radiator.

Bathroom

8'8" x 6'1" (2.64 x 1.85)

UPVC double glazed frosted leaded window, three piece suite comprising: panelled bath with jets and shower overhead, pedestal wash basin, low basin WC, chrome heated towel rail, fitted storage, part tiled elevations and vinyl flooring.

