



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

Lower Barnes Street, Accrington, BB5 5SW

£650

TWO BEDROOM MID TERRACE PROPERTY

Keenans Estate Agents are pleased to offer to the rental market this two-bedroom mid terraced property, that would make an ideal home for a couple or small family. Located in the ever-popular area of Clayton Le Moors which offers plenty of local amenities and excellent commuter and transport links.

The home briefly comprises of, entrance vestibule, lounge, fitted kitchen with a range of wall and base units. To the first floor there are two bedrooms, the main bedroom is a generous double and a further single. There is a family bathroom, consisting of, bath with mixer taps, low level WC, wash hand basin and a separate walk-in shower.

Externally to the rear there is an enclosed private court yard style garden.

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

Lower Barnes Street, Accrington, BB5 5SW

£650

 2  1  1  D

- Two Bedroom Mid Terrace
 - Enclosed Rear Yard
 - Available Immediately
- Four Piece Bathroom
 - Close Proximity to Local Amenities
 - EPC Rating D
- Freshly Decorated Throughout
 - Excellent Transport and Commuter Links
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'6 x 3'4 (1.07m x 1.02m)
Hardwood frosted window, coving and door to reception room.

Reception Room

15'0 x 13'5 (4.57m x 4.09m)
UPVC double glazed window, central heating radiator, meter cupboard, coving, picture rail, ceiling rose, doors to kitchen and stairs to first floor.

Kitchen

13'5 x 8'9 (4.09m x 2.67m)
UPVC double glazed box window, central heating radiator, coving, gloss wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for freestanding oven and fridge freezer, under stairs storage, spotlights, composite frosted door to rear and wood effect flooring.

First Floor

Landing

8'8 x 5'2 (2.64m x 1.57m)
Doors to two bedrooms and bathroom.

Bedroom One

15'0 x 13'2 (4.57m x 4.01m)
UPVC double glazed window and central heating radiator.

Bedroom Two

8'8 x 6'1 (2.64m x 1.85m)
UPVC double glazed window, central heating radiator and Baxi boiler.

Bathroom

11'9 x 6'8 (3.58m x 2.03m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, double enclosed direct feed shower, wood panel bath with mixer tap and rinse head, tiled elevation and wood effect flooring.

External

Front

On street parking.

Rear

Enclosed paved yard.



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