



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) A | | | 87 |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rhyddings Street, Accrington, BB5 3ER

Offers Over £125,000

AN IMMACULATE MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, two double bedrooms and neutral decoration, this outstanding mid terraced property is being proudly welcomed to the market in the sought after location of Oswaldtwistle. With two living areas, fitted kitchen and garden space to the front and the rear, this property is the perfect home for any small family or couple to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads through to a fitted kitchen. The first floor comprises of doors on to two double bedrooms and shower room. Externally there is an enclosed garden to the rear with paving and bedding. To the front there is a garden with Indian stone paving.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

Rhyddings Street, Accrington, BB5 3ER

Offers Over £125,000

 2  1  2  D

- An Exceptional Mid Terraced Property
- Immaculate Presentation
- On Street Parking
- Freehold
- Two Double Bedrooms
- Two Living Areas
- Council Tax Band A
- Neutral Decoration
- Fitted Kitchen
- EPC Rating D

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

4'8 x 3'4 (1.42m x 1.02m)

Coving to ceiling, tiled elevations, tiled floor, hardwood single glazed frosted door to hall.

Hall

13'8 x 3'4 (4.17m x 1.02m)

Central heating radiator, coving, smoke detector, single glazed frosted doors to two reception rooms and stairs to first floor.

Reception Room One

13'11 x 12'9 (4.24m x 3.89m)

UPVC double glazed bay window, gas fire with surround, coving, integrated alcove storage, gas fire and television point.

Reception Room Two

14'11 x 13'3 (4.55m x 4.04m)

UPVC double glazed leaded window, gas fire with surround, coving, smoke detector, gas fire, television point, understairs storage, single glazed frosted double doors to kitchen.

Kitchen

11'3 x 8'0 (3.43m x 2.44m)

UPVC double glazed window, range of wood effect wall and base units, granite effect surfaces, tiled splashback, stainless steel sink and drainer with mixer taps, integrated gas oven with four ring gas hob, space for fridge freezer, plumbing for washing machine, tiled floor and hardwood door to rear.

First Floor

Landing

15'0 x 6'0 (4.57m x 1.83m)

Central heating radiator, coving, smoke detector, loft access, storage cupboard, single glazed frosted doors to two bedrooms and shower room.

Bedroom One

16'7 x 14'0 (5.05m x 4.27m)

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

Bedroom Two

15'0 x 10'2 (4.57m x 3.10m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Shower Room

11'3 x 8'0 (3.43m x 2.44m)

UPVC double glazed window, central heating radiator, wall mounted gas heater, three piece suite, low base VWC, electric feed enclosed corner shower, vanity top wash basin with traditional taps, tiled elevation, coving and integrated storage cupboard.

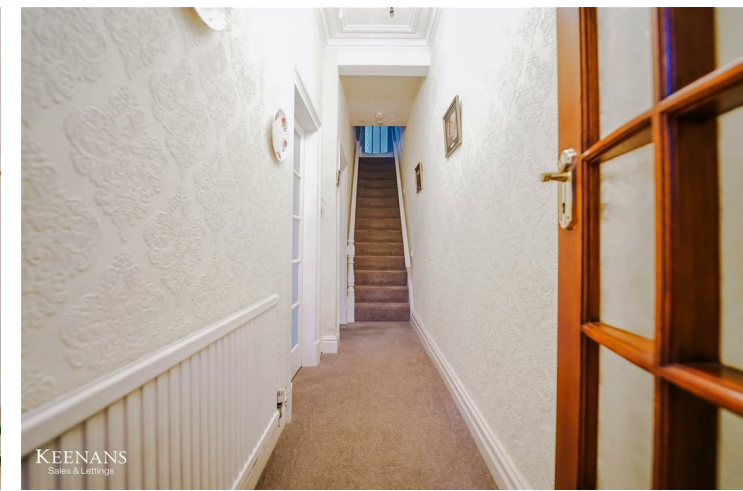
External

Front

Enclosed Indian stone paved garden with wrought iron railings.

Rear

Enclosed paved yard with bedding areas.



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