



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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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.

## Royds Street, Accrington, BB5 2LH

### £110,000

A FANTASTIC TWO DOUBLE BEDROOM MID TERRACED PROPERTY

Presented to a beautiful standard throughout with spacious rooms, neutral décor and two bathrooms, this impressive two bedroom mid terraced property is being proudly welcomed to the lettings market in a highly regarded area of Accrington. Close to all local amenities, bus routes, good schools and network links to Blackburn, Rossendale and Burnley. The property has been well maintained throughout and would make the perfect home for a small family unit or couple!

The property comprises briefly; a welcoming entrance hallway leads through to two spacious reception rooms and staircase to the first floor. The second reception room guides you through to a modern kitchen. The first floor comprises of doors on to two double bedrooms and a three-piece shower room. The second bedroom guides you through to an en suite bathroom. Externally there is an enclosed yard to the rear.

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

For the purpose of transparency, the owner of this property is either an employee or a relation an employee of Keenans Estate Agents.

# Royds Street, Accrington, BB5 2LH

£110,000



- Spacious Mid Terrace Property
- Contemporary Fitted Kitchen
- Close Proximity to Town Centre
- EPC Rating E
- Two Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Two Bathrooms
- Sought After Area
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'6 x 3'4 (1.07m x 1.02m)

UPVC double glazed door, cornice coving, dado rail, laminate flooring and door to hall.

### Hall

10'9 x 3'3 (3.28m x 0.99m)

Central heating radiator, cornice coving, dado rail, laminate flooring, door to two reception rooms and stairs to first floor.

### Reception Room One

10'11 x 10'0 (3.33m x 3.05m)

UPVC double glazed window, central heating radiator, cornice coving ceiling rose, meter cupboard and laminate flooring.

### Reception Room Two

13'10 x 13'9 (4.22m x 4.19m)

UPVC double glazed window, central heating radiator, coving, gas fire with granite effect hearth and surround, understairs storage and door to kitchen.

### Kitchen

10'2 x 6'10 (3.10m x 2.08m)

UPVC double glazed window, electric heater, range of laminate wall and base units with laminate surfaces, integrated oven with four point electric hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, LED spotlights, vinyl flooring and UPVC door to rear.

## First Floor

### Landing

8'4 x 4'5 (2.54m x 1.35m)

Loft access, smoke detector, laminate flooring, doors to two bedrooms and family shower room.

### Bedroom One

13'9 x 9'10 (4.19m x 3.00m)

UPVC double glazed window, central heating radiator, boiler, laminate flooring and door to en suite.

### En Suite

10'8 x 6'10 (3.25m x 2.08m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and electric overhead shower, pedestal wash basin with mixer tap, dual flush WC, part tiled elevations and vinyl flooring.

### Bedroom Two

13'9 x 10'8 (4.19m x 3.25m)

UPVC double glazed window, central heating radiator and laminate flooring.

### Shower Room

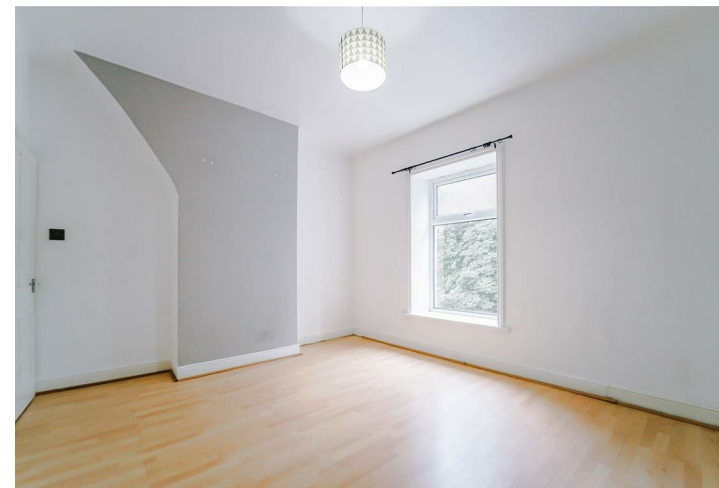
8'2 x 7'1 (2.49m x 2.16m)

Central heated towel rail, LED spotlights, extractor fan, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, part tiled elevations and vinyl flooring.

## External

### Rear

Enclosed paved yard with gate to shared access road.



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