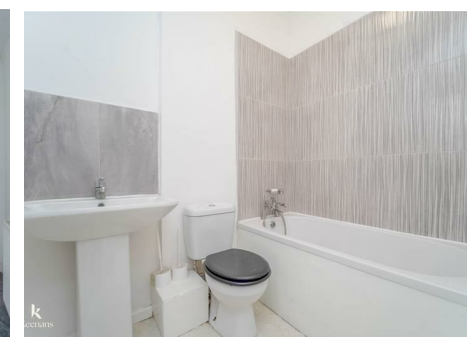
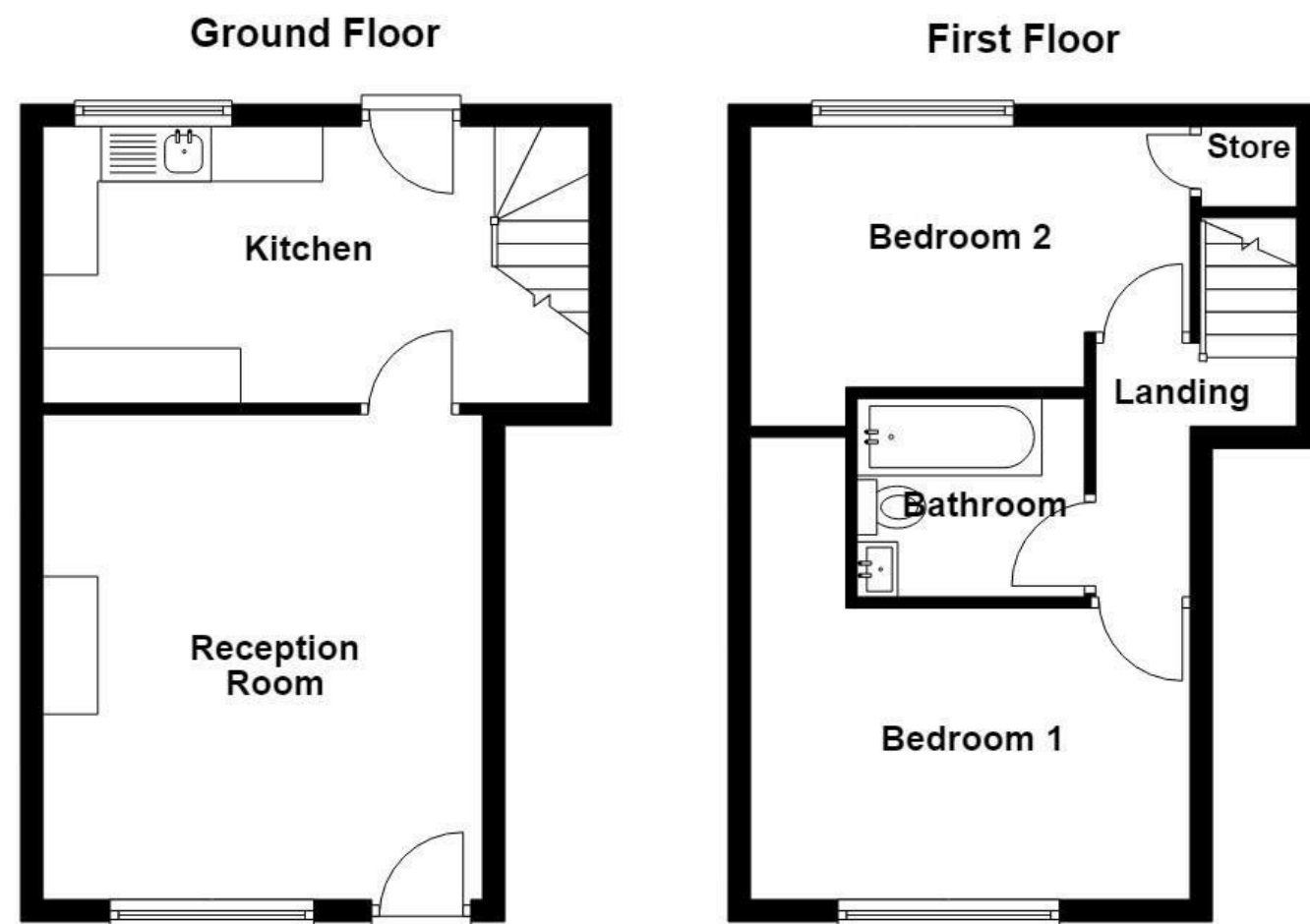




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Spring Street, Accrington, BB5 0HF

£550 Per Month

TWO BEDROOM MID TERRACE

This two bedroomed terraced property on Spring Street in Accrington is being welcomed to the rental market by Keenans Lettings. Within close proximity to local amenities, schools and motorway links. The property has ample natural light throughout. It is also been freshly painted and carpeted. Comprises briefly; front door for access to the spacious reception room then there are doors leading through to the kitchen then out to the rear with stairs to the first floor. To the first floor there are two bedrooms and a three-piece bathroom suite.

Externally to the rear of the property is an enclosed paved yard.

Viewings are essential to appreciate all this property has to offer, for further information or to book a viewing please contact our Lettings team at your earliest convenience.

Spring Street, Accrington, BB5 OHF

£550 Per Month

 **2**  **1**  **1**  **D**

- Two Bedrooms
 - EPC Rating D
 - Three Piece Bathroom Suite
- Spacious Reception Room
 - Enclosed Rear Yard
 - Available immediately
- Council Tax Band A
 - Close Proximity to Local Amenities
 - Mid Terrace Property

Ground Floor

Entrance

UPVC double glazed door into reception room.

Reception Room

14'5 x 13'1 (4.39m x 3.99m)

UPVC double glazed window, central heating radiator, coving to the ceiling, electric fire to the chimney breast, with granite hearth and marble surround and wooden mantle, television point, meter cupboards and door to the kitchen.

Kitchen

10'3 x 8'3 (3.12m x 2.51m)

UPVC double glazed window, wood base units with complimentary work tops, stainless steel sink, drainer and mixer tap, tiled splash back, space for fridge freezer under the stairs, space for electric cooker, plumbing for washing machine, smoke alarm, tiled flooring, stairs to the first floor and UPVC door to the rear.

First Floor

Landing

6'3 x 2'10 (1.91m x 0.86m)

Smoke alarm and doors to two bedrooms and family bathroom.

Bedroom One

14'1 x 12'8 (4.29m x 3.86m)

UPVC double glazed window and a central heating radiator and built in storage cupboard.

Bedroom Two

8'0 x 5'9 (2.44m x 1.75m)

UPVC double glazed window, central heating radiator, wood effect vinyl flooring and built in over stairs storage cupboards.

Bathroom

6'9 x 5'0 (2.06m x 1.52m)

Chrome heated towel rail, three piece suite comprising of low basin, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap with shower hose, extractor fan and vinyl effect flooring.

External

Front

On street parking

Rear

Enclosed yard with gate to shared access.



Tel: 01282507250

www.keenans-estateagents.co.uk