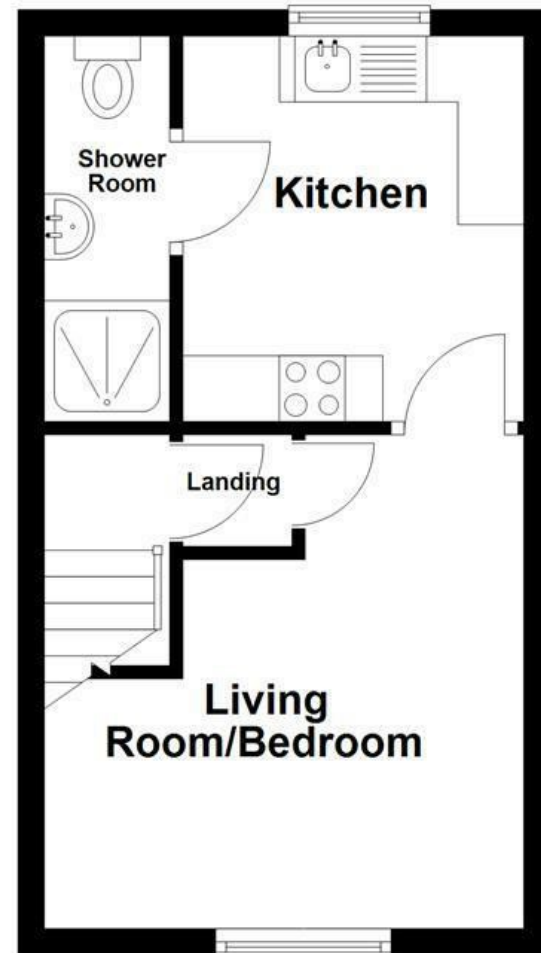


### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		45	
(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.

## Park Street, Accrington, BB5 6PZ

### £495

A FIRST FLOOR STUDIO FLAT

Welcome to this charming first-floor studio flat located on Park Street in the heart of Accrington. This delightful property is new to the rental market and offers a perfect blend of modern living and convenience.

As you enter the flat, you will find a well-designed open-plan living space that maximises comfort and functionality. The studio layout provides a versatile area that can easily be tailored to your personal style. The modern kitchen is equipped with contemporary fittings, making it an ideal space for cooking and entertaining.

The flat also features a stylish shower room, designed with both practicality and aesthetics in mind. This space is perfect for unwinding after a long day or preparing for your morning routine.

Situated in a vibrant town centre location, this property offers easy access to local amenities, shops, and transport links, making it an excellent choice for those who appreciate the convenience of urban living.

# Park Street, Accrington, BB5 6PZ

£495



- First Floor Studio Flat
- Contemporary Fitted Kitchen
- Living Room/Bedroom
- Modern Three Piece Shower Room
- On Street Parking

## Ground Floor

### Entrance

Stairs to first floor flat.

### First Floor

### Landing

2'9 x 2'5 (0.84m x 0.74m)

Wood effect flooring and door to living room/bedroom.

### Living Room/Bedroom

12'11 x 12'3 (3.94m x 3.73m)

UPVC double glazed window, electric radiator, wood effect flooring and door to kitchen.

### Kitchen

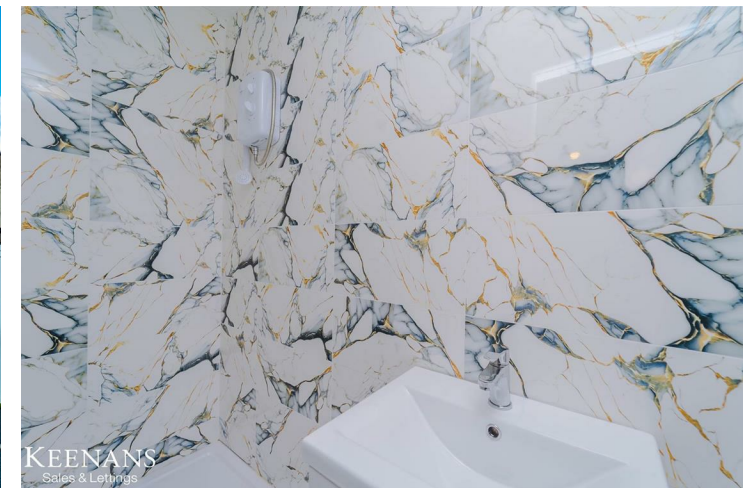
9'7 x 8'6 (2.92m x 2.59m)

UPVC double glazed window, loft access, panel wall and base units, granite effect worktops, composite sink with draining board and mixer tap, integrated electric oven, four ring induction hob, extractor hood, plumbing for washing machine, space for fridge freezer, extractor fan, marble effect tiled floor and door to shower room.

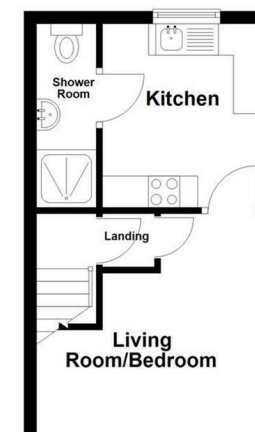
### Shower Room

9'4 x 2'6 (2.84m x 0.76m)

Dual flush WC, vanity topped wash basin with mixer tap, walk in electric fed shower, extractor fan, marble effect tile elevation and marble effect tiled floor.



Ground Floor



Tel: 01282507250

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