



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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Avenue Parade, Accrington, BB5 6PJ

£800 PCM

Keenans Lettings are delighted to introduce this three bedroomed mid-terraced property to the rental market. Situated in the heart of Accrington the house is within close proximity to local amenities including commuter links and schools. Viewings are essential to appreciate all this property has to offer.

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£800 PCM



- Mid-Terraced House
- Three Piece Bathroom Suite
- Enclosed Rear Yard
- Two Reception Rooms
- Three Bedrooms
- Fully Refurbished
- Contemporary Fitted Kitchen
- Contemporary Features
- Deceptively Spacious

INTRODUCTION

Keenans Lettings are delighted to introduce to the rental market this spectacular, three bedroomed mid-terraced property. Situated in the heart of Accrington, within close proximity to local amenities, commuter links and schools. Being fully refurbished and boasting contemporary accommodation throughout, the property internally comprises briefly: ground floor - entrance through to the entrance vestibule with a door through to the entrance hallway housing the staircase to the first floor and a door to the lounge where you will find open access through to a further reception room and a door through to the contemporary fitted kitchen. To the first floor are three bedrooms and a stunning three piece family bathroom suite. Externally to the rear is an enclosed rear yard. Viewings are essential to appreciate all this property has to offer, for further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

GROUND FLOOR

ENTRANCE

UPVC double glazed front entrance door through to the entrance vestibule.

ENTRANCE VESTIBULE

4'10" x 4'2" (1.47 x 1.27)

Door to the entrance hallway.

ENTRANCE HALL

Staircase to the first floor, central heating radiator and a door through to the lounge.

OPEN PLAN LOUNGE AREA

28'10" x 13'4" (8.79 x 4.06)

2 UPVC double glazed windows, two central heating radiators, 2 real living flame gas fires, coving to the ceiling, under stairs and is open to the kitchen.

KITCHEN

10'11" x 8'8" (3.33 x 2.64)

UPVC double glazed window, UPVC rear entrance door and is fitted with a range of white high gloss wall and base units with wood effect worktops and complementary tiled splash backs, integrated oven with a four ring gas hob and extractor fan, one bowl stainless steel sink, drainer and mixer tap and spotlights.

FIRST FLOOR

LANDING

Loft access and doors to three bedrooms and the family bathroom.

BEDROOM ONE

14'2" x 8'11" (4.32 x 2.72)

UPVC double glazed window and a central heating radiator.

BEDROOM TWO

14'10" x 11'2" (4.52 x 3.4)

UPVC double glazed window and a central heating radiator.

BEDROOM THREE

10'2" x 9'1" (3.1 x 2.77)

UPVC double glazed window and a central heating radiator.

BATHROOM

10'11" x 8'6" (3.33 x 2.59)

2 UPVC double glazed frosted windows, central heating radiator, pedestal wash basin with mixer tap, panelled bath with mixer tap and over head direct feed shower, close couple dual flush WC unit, storage and partially tiled elevations.

EXTERNAL

REAR

Enclosed Rear Yard



Tel: 01282507250

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