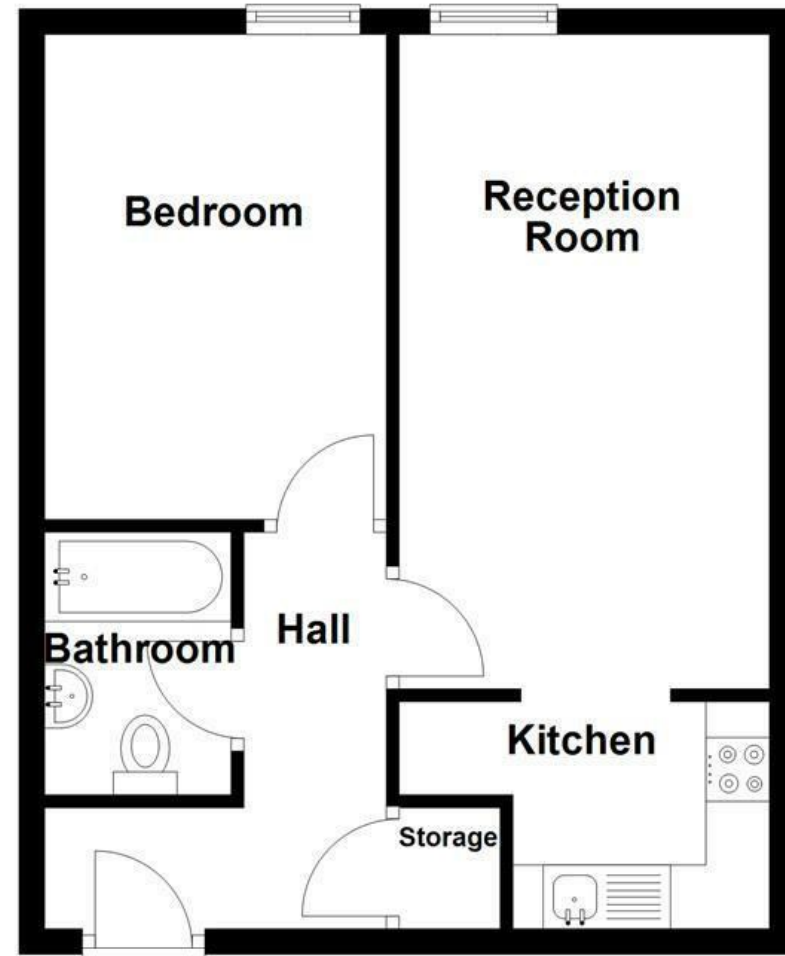


**Ground Floor**  
Approx. 39.9 sq. metres (429.7 sq. feet)



**Accrington Road, Burnley, BB11 4AB**

**£595 Per Month**

A ONE BEDROOM APARTMENT IN A CONVERTED CHURCH

Keenans welcome to the rental market this second floor one bedroom apartment, situated in a converted church set in its own grounds. All local amenities can be easily accessed including local shops and schools. Also within walking distance to the town centre and train station and is ideally positioned just off J10 of the M65.

The property briefly comprises of; entrance hallway, lounge with floor to ceiling windows, modern kitchen, bedroom and three piece bathroom. There is also allocated parking and a communal laundry room.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(69-80) C			
(55-68) D			
(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.

# Accrington Road, Burnley, BB11 4AB

£595 Per Month



- One Bedroom Apartment
- Allocated Parking
- Council Tax Band A
- Communal Gardens
- Converted Church
- Close Proximity to Local Amenities And Excellent Transport and Commuter Links
- EPC Rating B
- Open Plan Living
- Tenure Leasehold
- Available Immediately

## Entrance Hall

9'10 x 8'9 (2.74m'3.05m x 2.44m'2.74m )

Hardwood front door, storage heater, smoke alarm, doors leading to: reception room, bedroom, bathroom and storage and wood effect laminate flooring.

## Reception Room

16'2 x 9'4 (4.88m'0.61m x 2.74m'1.22m )

Metal frame double glazed window, storage heater, coving, open access to kitchen and wood effect laminate flooring.

## Kitchen

9'5 x 5'11 (2.74m'1.52m x 1.52m'3.35m )

A range of panelled wall and base units, laminate work surfaces, stainless steel sink with mixer tap and draining board, integrated electric oven, four ring gas hob, plumbing for washing machine, space for fridge freezer, extractor fan, tile effect lino flooring.

## Bedroom

13'1 x 8'10 (3.96m'0.30m x 2.44m'3.05m )

Metal frame double glazed window, storage heater and coving.

## Bathroom

6'7 x 5'7 (1.83m'2.13m x 1.52m'2.13m )

Three piece suite, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower with rinse head, tiled elevations, extractor fan, tiled flooring.

## External

Allocated parking space, communal gardens and a laundry room.



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