

Total area: approx. 78.4 sq. metres (843.5 sq. feet)

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.



Lion Street, Accrington, BB5 4JB

£800


A STUNNING THREE BEDROOM MID TERRACED PROPERTY

Having been fully updated and presented to the highest standard throughout with immaculate presentation, spacious rooms and modern fixtures and fittings, this enviable three bedroom mid terraced property is being proudly welcomed to the rental market in the highly regarded location of Church within Accrington.

Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance vestibule leads through to a spacious reception room leads on to an inner hallway which leads on to a modern kitchen diner and staircase to the first floor. The first floor comprises of doors on to three bedrooms and a three-piece bathroom suite. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		51	
(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.

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- Three Bedrooms
- Enclosed Rear Yard
- Council Tax Band A
- Available Immediately
- Mid Terrace Property
- Close Proximity to Local Amenities
- Good Transport Links
- Modern Fitted Kitchen
- EPC Rating E
- Fully Redecorated Throughout

Ground Floor

Entrance

Via a composite double glazed front door to vestibule.

Vestibule

5'3 x 2'10 (1.60m x 0.86m)

Meter cupboard, spotlights and door to reception room.

Reception Room

14'11 x 12'10 (4.55m x 3.91m)

UPVC double glazed window, central heating radiator, spotlights, television point, wood effect floor and open to inner hall.

Inner Hall

4'4 x 2'09 (1.32m x 0.84m)

Smoke alarm, spotlights, wood effect floor, open to kitchen/diner and stairs to first floor.

Kitchen/Diner

14'11 x 11'10 (4.55m x 3.61m)

UPVC double glazed window, central heating radiator, range of grey wall and base units, laminate surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, plumbed for washing machine, under stairs storage, spotlights, smoke alarm, wood effect floor and UPVC double glazed frosted door to rear.

First Floor

Landing

11'5 x 6'0 (3.48m x 1.83m)

Spotlights, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

15'11 x 8'4 (4.85m x 2.54m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

12'1 x 8'9 (3.68m x 2.67m)

UPVC double glazed window, central heating and over stairs storage.

Bedroom Three

8'4 x 6'0 (2.54m x 1.83m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

8'2 x 4'3 (2.49m x 1.30m)

Central heating radiator, three piece suite, dual flush WC, panel bath with direct feed shower, pedestal wash basin, part tiled elevation, spotlights, extractor fan and wood effect floor.

External

Front

On street parking.

Rear

Enclosed yard.



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