Burnley Sales & Lettings Ltd.

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sales@burnleysl.co.uk

78 Coal Clough Lane,
Burnley, BB11 4NW



Cobden Street

Padiham, Burnley, BB12 8DS

£650 Per month

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Situated on this quiet residential street, yet within walking distance of Padiham Town Centre, local amenities & major transport routes, this recently redecorated two-bedroom end-terrace property is ready to become the ideal family home.

Briefly comprising of spacious double lounge (24'05 x 11'06), grey wood effect kitchen







extension with ample space for all modern appliances (17'05 x 6'01), two bright bedrooms (13'11 x 10'03 & 9'00 x 8'05) and a three-piece family bathroom suite.

To arrange a viewing, please call 01282 476732 or email lettings@burnleysl.co.uk

FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£150.00) payable on application. If tenancy proceeds, this is refunded as part of first month's rent. First month's rent (£650.00) & (£650.00) deposit payable on move-in.

Council Tax: Band A - Burnley Council
EPC: Current D 58, Potential B 84
Tenancy Length: All new tenancies will be an "Assured Periodic Tenancy

Floor Plans

Accommodation Details

Lounge 24'05 x 11'06 (7.44m x 3.51m)

Kitchen 17'05 x 6'01 (5.31m x 1.85m)

Bedroom One 13'11 x 10'03 (4.24m x 3.12m)

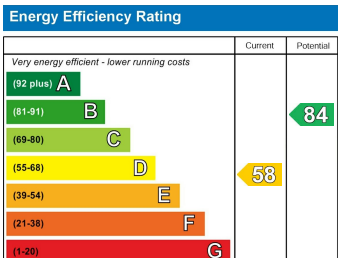
Bedroom Two 9'00 x 8'05 (2.74m x 2.57m)

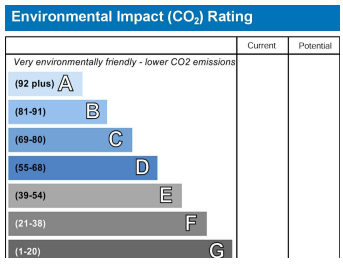
Bathroom 8'04 x 4'11 (2.54m x 1.50m)

Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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