



Burns Street, Burnley, BB12 7EW

£850

THREE BEDROOM MID TERRACE PROPERTY

Situated on Burns Street in the charming location of Padiham, this delightful three-bedroom mid-terrace house is being welcomed to the rental market. It presents an excellent rental property.

The home features a welcoming reception room, providing a comfortable space for relaxation and entertaining. The three well-proportioned bedrooms offer ample room for rest and personalisation, making it an ideal setting for small families or professionals. The property also includes a well equipped shower room, ensuring convenience for everyday living.

Bursting with life, this terraced house invites you to explore its possibilities. Being newly Renovated, it has been transformed into a truly charming residence. Its prime location is a significant advantage, as it is situated close to local amenities, making daily errands a breeze. Additionally, the property is well-connected to commuter routes, ensuring easy access to nearby towns and cities. Families will appreciate the proximity to well-regarded schools, making this an ideal choice for those with children.

In summary, this mid-terrace property on Burns Street is a fantastic opportunity not to be missed. This house offers a blend of comfort, and convenience in a desirable location. 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			
(69-80) C			78
(55-68) D			
(39-54) E		41	
(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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- Mid Terraced Property
- Galley Kitchen Extension
- Close Proximity to Local Amenities
- 3 Bedrooms
- EPC Rating E
- Recently Renovated
- 2 Reception Rooms
- Council Tax Band A
- Excellent Transport and Commuter Links

Ground Floor

Entrance Vestibule

UPVC double glazed frosted door and hardwood door to hallway.

Hallway

Doors to two reception rooms and stairs to first floor.

Reception Room One

11'5 x 10'11 (3.48m x 3.33m)

UPVC double glazed window, GCH radiator, gas fire with marble hearth and surround, stone effect mantle, integrated storage.

Reception Room Two

15'0 x 14'11 (4.57m x 4.55m)

UPVC double glazed window, GCH radiator, hardwood door to kitchen.

Kitchen

11'6 x 6'1 (3.51m x 1.85m)

UPVC double glazed window, a range of panelled wall and base units, laminate work surface, tiled splashback, stainless steel 1 1/2 sink with mixer tap and draining board, integrated oven, 4 ring induction hob, extractor unit, space for fridge freezer, plumbing for dishwasher & washing machine, spotlights, smoke alarm, open access to FH, parquet effect lino flooring.

Rear Porch

6'3 x 2'8 (1.91m x 0.81m)

UPVC door to back yard, GCH radiator, parquet effect lino flooring.

First Floor

Landing

9'8 x 5'7 (2.95m x 1.70m)

Doors to three bedrooms and bathroom.

Bedroom One

15'1 x 10'11 (4.60m x 3.33m)

UPVC double glazed window, GCH radiator and integrated wardrobes.

Bedroom Two

9'3 x 7'8 (2.82m x 2.34m)

UPVC double glazed window and GCH radiator.

Bedroom Three

9'3 x 7'1 (2.82m x 2.16m)

UPVC double glazed window and GCH radiator.

Shower Room

5'4 x 4'11 (1.63m x 1.50m)

Towel rail, 3 pc suite, dual flush w/c, pedestal basin with mixer tap, shower enclosure with direct feed shower with rainfall head and additional rinse head, spotlights, extractor fan, parquet effect Lino flooring.

External

Front

On street parking

Rear

Enclosed yard.



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