




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

Padiham Road, Burnley, BB12 6NN

£950 Per Month

A FOUR BEDROOM FAMILY HOME

Nestled on the sought-after Padiham Road in Burnley, this exquisite terraced house is being welcomed to the rental market. It boasts an impressive four generously sized bedrooms, providing ample space for a growing family.

The interior is characterised by its abundance of indoor space, featuring two well-proportioned reception rooms that offer versatility for relaxation and entertainment. The enviable kitchen extension is a standout feature, designed to cater to modern living, whilst the neutral decoration throughout enhances the sense of space and light.

This property is ideally situated in a desirable location, conveniently close to local schools, bus routes, and essential amenities. Additionally, major motorway and network links are within easy reach, ensuring that commuting and travel are hassle-free.

Some photographs have been virtually staged using AI to illustrate the potential layout and appearance of the property.

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

Padiham Road, Burnley, BB12 6NN

£950 Per Month



- Four Generously Sized bedrooms
- On Street Parking
- Modern Fitted Kitchen
- Easy Access To Major Network Links
- Council Tax Band B
- Three Piece Bathroom Suite
- Front and Rear Gardens
- EPC Rating D
- Two Reception Rooms
- Close Proximity to Local Amenities

Ground Floor

Entrance Vestibule

3'10 x 3' (1.17m x 0.91m)

Hall

11'7 x 3' (3.53m x 0.91m)

Reception Room One

14'9 x 12'3 (4.50m x 3.73m)

Reception Room Two

14'9 x 12'10 (4.50m x 3.91m)

Kitchen

12'2 x 9'3 (3.71m x 2.82m)

First Floor

Landing

21'5 x 16'1 (6.53m x 4.90m)

Bedroom One

12'1 x 10'2 (3.68m x 3.10m)

Bedroom Two

12'3 x 8'9 (3.73m x 2.67m)

Bedroom Three

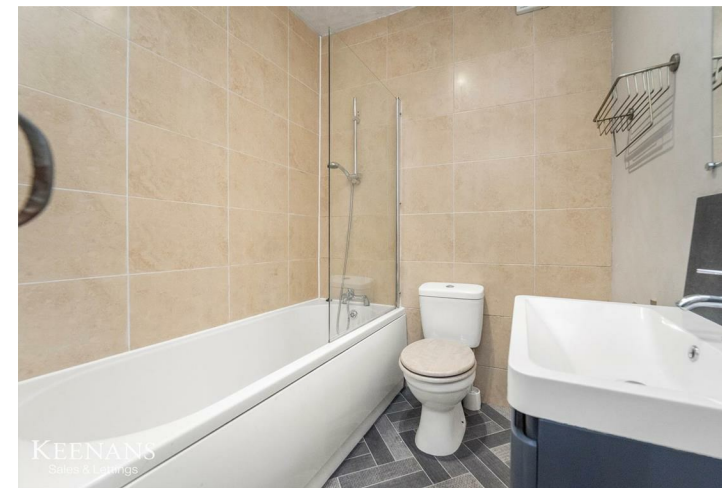
12'3 x 6'11 (3.73m x 2.11m)

Bedroom Four

9'4 x 6'1 (2.84m x 1.85m)

Bathroom

6'1 x 6' (1.85m x 1.83m)



Tel: 01282507250

www.keenans-estateagents.co.uk