



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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	

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Beech Street, Burnley, BB12 7EE

£650

Situated on Beech Street in the charming town of Padiham, this delightful two-bedroom mid-terrace house presents an excellent rental property.

The home features a welcoming reception room, providing a comfortable space for relaxation and entertaining. The two 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 bathroom, ensuring convenience for everyday living.

Bursting with life, this terraced house invites you to explore its possibilities. With a little imagination and some modern touches, it can be 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 Beech Street is a fantastic opportunity not to be missed. This house offers a blend of comfort, convenience, and potential in a desirable location.

Beech Street, Burnley, BB12 7EE

£650

**2****1****1****C**

- Mid Terraced Property - Sold with Sitting Tenant
 - Contemporary Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Deceptively Spacious
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

ENTRANCE

UPVC double glazed door leading to the vestibule.

Entrance Vestibule

3'9" x 3'2" (1.14 x 0.97)

UPVC double glazed front door, coving, dado rail and door leading to reception room.

Reception Room

13'0" x 12'11" (3.96 x 3.94)

UPVC double glazed window, central heating radiator, coving, dado rail, two feature wall lights, television point, living flame gas fire with granite effect hearth, surround and wooden decorative mantel piece, door to inner hall.

Inner Hall

Door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

12'11" x 11'0" (3.94 x 3.35)

UPVC double glazed garden window, central heating radiator, range of wood effect wall and base units with wood effect work surfaces, one and half bowl sink, drainer and mixer tap, gas cooker with four ring gas hob and extractor hood, stainless steel splashback, Ideal combination boiler, plumbing for washing machine, space for fridge freezer, part wood effect flooring, door to under stairs storage and UPVC double glazed door to rear.

First Floor

Landing

Smoke alarm, ladder access to converted attic room and doors leading to two bedrooms and bathroom.

Bedroom One

13'0" x 13'0" (3.96 x 3.96)

UPVC double glazed window, central heating radiator, coving, television point, fitted wardrobes and ceiling fan.

Bedroom Two

11'9" x 8'5" (3.58 x 2.57)

UPVC double glazed window, central heating radiator, dado rail, coving, fitted storage and television point.

Bathroom

7'10" x 6'5" (2.39 x 1.96)

Central heated towel rail, panel bath with traditional taps and electric feed shower, pedestal wash basin with traditional taps, dual flush WC, tiled effect flooring, part tiled elevations and extractor fan.

Attic Room

14'7" x 11'2" (4.44 x 3.4)

Wood framed Velux window.

