



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.



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

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.

Green Street, Padiham, BB12 7AT

£650

A CONVENIENTLY LOCATED TWO BEDROOM TERRACED HOME

Nestled in the heart of a popular and convenient area of Padiham, this neutrally finished two-bedroom, mid-terraced home is being welcomed to the rental market. Ideally suited for a couple or single occupant, the property offers easy access to all local amenities, schools and commuter routes along the M65 towards Colne, Burnley and Blackburn.

The property comprises briefly, to the ground floor: entrance into the living room with a feature electric log burning effect stove set in a brick fireplace surround, and a door leading to a contemporary fitted kitchen. The kitchen has stairs leading to the first floor and a door to the rear yard. To the first floor is a landing with doors leading to two bedrooms and a modern three-piece bathroom suite. Externally the property boasts a low maintenance, enclosed rear yard.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Green Street, Padiham, BB12 7AT

£650



- Tenure Leasehold
- On Street Parking
- Viewing Is Essential
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Two Bedroom Mid Terraced Property
- Enclosed Rear Yard
- EPC Rating C
- Ideal Property For A Couple Or Single Occupancy
- Close Proximity To Amenities

Ground Floor

Entrance

Via a UPVC double glazed front door to reception room.

Reception Room

14'7 x 13'11 (4.45m x 4.24m)

UPVC double glazed window, central heating radiator, electric log burner effect fire, meter cupboard, tiled effect floor, open to under stairs and door to kitchen.

Kitchen

14'7 x 9'6 (4.45m x 2.90m)

UPVC double glazed window, central heating radiator, range of wall and base units, stainless steel sink and drainer with mixer tap, wall mounted Baxi combi boiler, plumbed for washing machine and dish washer, space for fridge freezer, tiled floor, stairs to first floor and UPVC frosted door to rear.

First Floor

Landing

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'7 x 10'8 (4.45m x 3.25m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

9'6 x 4'11 (2.90m x 1.50m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and rinse head, over head direct feed shower, extractor fan, part tiled elevation and wood effect floor.

Bedroom Two

9'3 x 6'10 (2.82m x 2.08m)

UPVC double glazed window, central heating radiator and above stairs storage.

External

Rear

Enclosed yard and gate to a shared access road.

