



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			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

## Cowley Crescent, Padiham, BB12 8SX

£795 PCM

END TERRACED FAMILY HOME

Welcome to this charming end terrace house located on Cowley Crescent in the delightful area of Padiham, Burnley. This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it the perfect choice for a young family looking to settle down.

Situated in a pleasant neighbourhood, this home is conveniently close to shops and local amenities, ensuring that everything you need is within easy reach. The spacious rooms provide ample space to entertain guests or simply relax with your loved ones.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

# Cowley Crescent, Padiham, BB12 8SX

£795 PCM

 3  1  2  D

- End Terraced Property
- Modern Fitted Kitchen
- On Street Parking
- Three Bedrooms
- Three Piece Bathroom Suite
- EPC Rating: D
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: B

## Ground Floor

### Vestibule

UPVC entrance door, coving and hardwood single glazed leaded door to hall.

### Hall

Central heating radiator, coving, stairs to first floor and door to reception room one

### Reception Room One

13'10" x 12'4" (4.22m x 3.76m)

UPVC double glazed window, central heating radiator, coving, picture rail, electric fire with tile hearth and surround, wooden mantle, hardwood single glazed doors leading into reception room two and door to kitchen

### Reception Room Two

11'1" x 12'4" (3.38m x 3.76m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, two feature wall lights, electric fire with tile hearth and surround, wood mantle.

### Kitchen

9'6" x 8'1" (2.90m x 2.46m)

UPVC double glazed window, range of cream wall and base units, laminate work surfaces and tiled splash backs, integrated single four ring induction hob, extractor hood, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge, part tiled elevation, laminate flooring, open access to under stairs storage and UPVC double glazed frosted door to the rear.

## First Floor

### Landing

Central heating radiator, smoke detector, loft access, coving, storage cupboard and doors to three bedrooms and bathroom.

### Bedroom One

11' x 10'6" (3.35m x 3.20m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

11' x 10'5" (3.35m x 3.18m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Thre

7'6" x 5'5" (2.29m x 1.65m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

10' x 8' (3.05m x 2.44m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, storage cupboard containing boiler, part tiled elevations and laminate flooring.

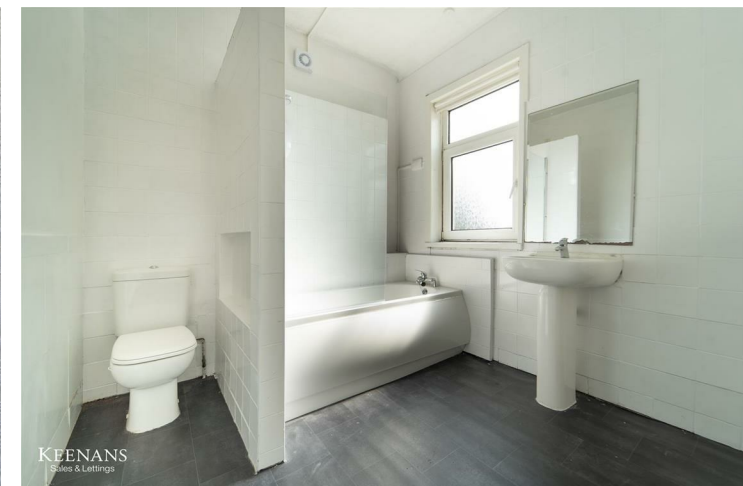
### External

#### Front

Enclosed paved forecourt.

#### Rear

Enclosed concrete yard with access gate to rear.



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