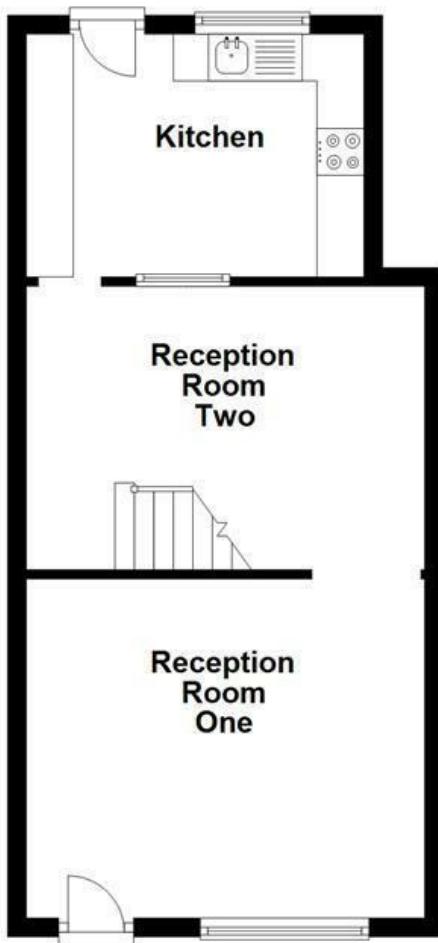
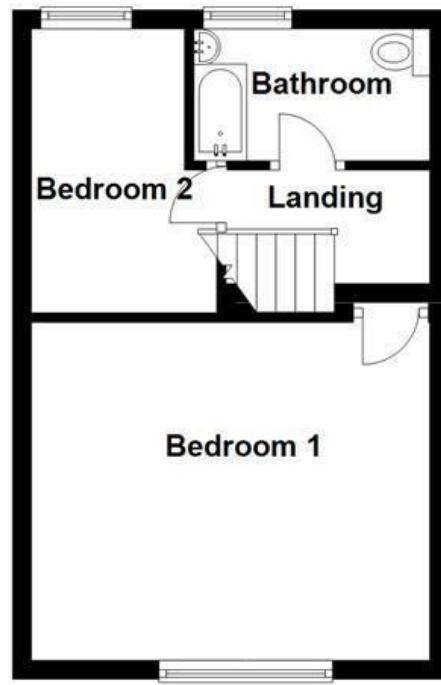


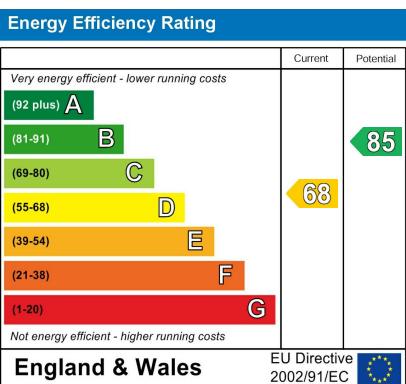
**Ground Floor**



**First Floor**



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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**Park Road, Padiham, BB12 8ED**  
**£695**

NEUTRALLY DECORATED TWO BEDROOM TERRACED HOME

Keenans are proud to present to the lettings market this newly decorated two bedroom mid terrace home. Set on a quiet street in the sought after area of Padiham, boasting two reception rooms, spacious bedrooms and a three-piece bathroom. This home would be perfect for a couple or small family. Situated close to local schools, amenities and commuter routes, this would be the perfect rental opportunity.

The property comprises briefly, entrance into a welcoming reception room, that flows through to the second reception room with open access to the kitchen and staircase to the first floor. The kitchen has a door out to the rear. The first floor landing houses doors on to two bedrooms and a three piece bathroom. Externally to the rear is a small enclosed 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 @keenansestateagents

# Park Road, Padiham, BB12 8ED

£695



- Tenure Leasehold
- Spacious Two Bedroom Mid Terraced Property
- Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band A
- On Street Parking
- Enclosed Rear Yard
- EPC Rating D
- Ideal Property For A Couple Or Small Family
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Via a UPVC door to reception room one.

### Reception Room One

13'11 x 11'10 (4.24m x 3.61m)

UPVC double glazed window, central heating radiator, television point, shelving and open access to inner hall.

### Inner Hall

Under stairs storage and open access to reception room two.

### Reception Room Two

13'11 x 9'11 (4.24m x 3.02m)

Central heating radiator, stairs to first floor and open access to kitchen.

### Kitchen

11'10 x 8'6 (3.61m x 2.59m)

UPVC double glazed window, central heating radiator, UPVC door to rear, range of wood panelled wall and base units, laminate work tops, double oven, four ring gas hob, tiled splash backs, extractor hood, stainless steel sink and drainer boards with mixer tap, larder units, space for fridge and freezer, plumbed for washing machine, spotlights, boiler and laminate flooring.

## First Floor

### Landing

Loft access, doors to two bedrooms and bathroom.

### Bedroom One

13'11 x 13'4 (4.24m x 4.06m)

UPVC double glazed window, central heating radiator, coving and television point.

### Bedroom Two

11'6 x 6'6 (3.51m x 1.98m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'10 x 6'7 (2.08m x 2.01m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with mixer tap and rinse head, part tiled elevation, airing cupboard and laminate flooring.

### External

### Rear

Small enclosed rear yard.

