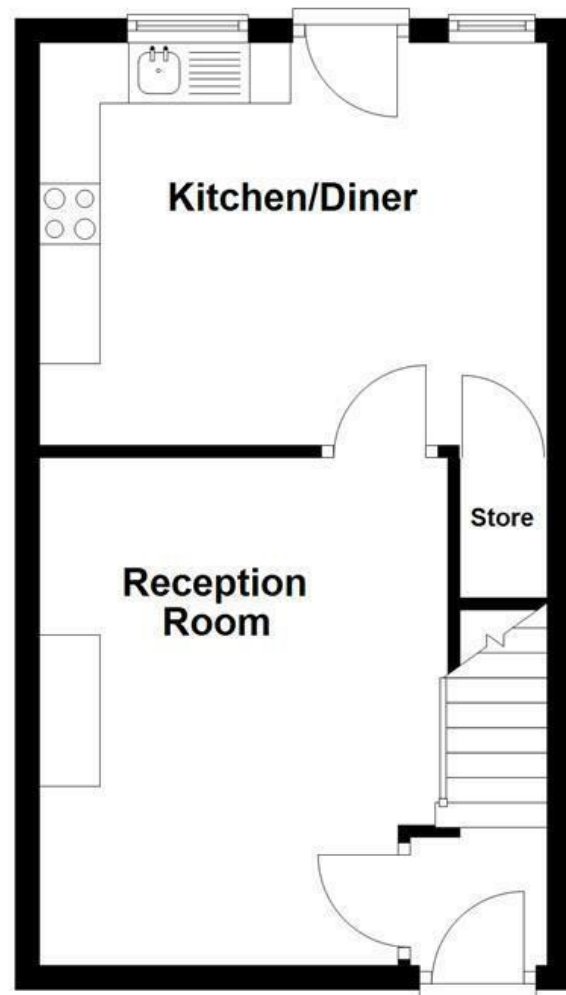
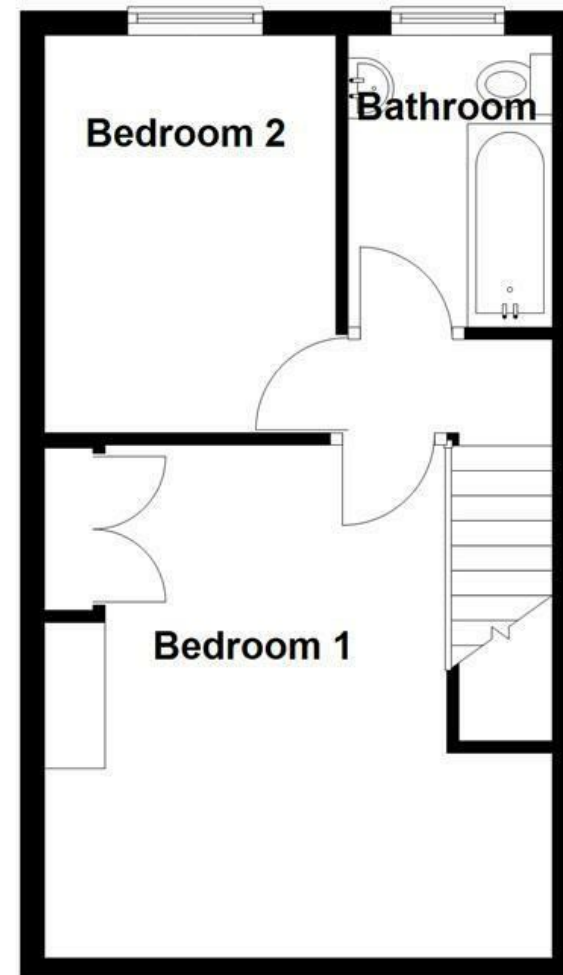



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	87
(81-91) B		
(69-80) C		
(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.

Peel Street, Burnley, BB12 8RP

£650

****A TWO BEDROOMED MID-TERRACED PROPERTY****

This recently refurbished, modern two bedroomed terraced property is proudly welcomed to the rental market in a highly desired area of Padiham. Boasting spacious rooms throughout, neutral decor and modern fixtures and fittings. This property would make an ideal home for a small family, though would equally suit a couple desiring more space. Situated conveniently close to bus routes, schools, amenities and network/major motorway links to Burnley, Clitheroe, Blackburn and Manchester.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway which has stairs leading to the first floor and a door leading to the living room. The living room has a door providing access to the kitchen. The kitchen is fitted with wall and base units and has a door leading to the rear. To the first floor, there is a landing with doors providing access to two double bedrooms and a three piece bathroom suite. Externally the property boasts an enclosed paved yard with a gate leading to a shared access road.

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

Peel Street, Burnley, BB12 8RP

£650

**2**

**1**

**1**

**D**

- Two Bedrooms
 - Kitchen/Diner
 - Close Proximity To Local Amenities
 - EPC Rating D
- Neutral Decor
 - Modern Three-Piece Bathroom Suite
 - Excellent Commuter Links
- Modern Fixtures and Fittings
 - Spacious Rooms
 - Council Tax Band A

GROUND FLOOR

ENTRANCE

UPVC double glazed frosted door to the hallway.

HALLWAY

3'9" x 3'6" (1.14m x 1.07m)

Doors to reception room and stairs to the first floor.

RECEPTION ROOM ONE

13'9" x 11'1" (4.19m x 3.38m)

UPVC double glazed window, central heating radiator, fitted storage, TV point and door to the kitchen.

KITCHEN

13'10" x 10'11" (4.22m x 3.33m)

UPVC double glazed window, central heating radiator, understairs storage, a range of wall and base units with wood effect worktops, stainless steel sink with drainer and mixer tap, integrated electric oven with four-ring gas hob and extractor hood, stainless steel splash backs, space for fridge/freezer, plumbing for washing machine, wood effect flooring and UPVC double glazed frosted door to the rear.

FIRST FLOOR

LANDING

5'6" x 2'10" (1.68m x 0.86m)

Loft access and doors to two bedrooms and the bathroom.

BEDROOM ONE

13'11" x 13'11" (4.24m x 4.24m)

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

BEDROOM TWO

10'11" x 7'11" (3.33m x 2.41m)

UPVC double glazed window and central heating radiator

BATHROOM

7'11" x 5'0 (2.41m x 1.52m'0.00m)

UPVC double glazed frosted window, central heating radiator, three-piece suite comprising: pedestal washbasin with mixer tap, panelled bath with direct feed shower, twin-flush WC, partially tiled elevations, extractor fan and vinyl flooring.

EXTERNAL

FRONT

On street parking

REAR

Wall enclosed fully flagged yard with gated access and storage.

AGENTS NOTES

Council Tax Band A



Tel: 01282507250

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