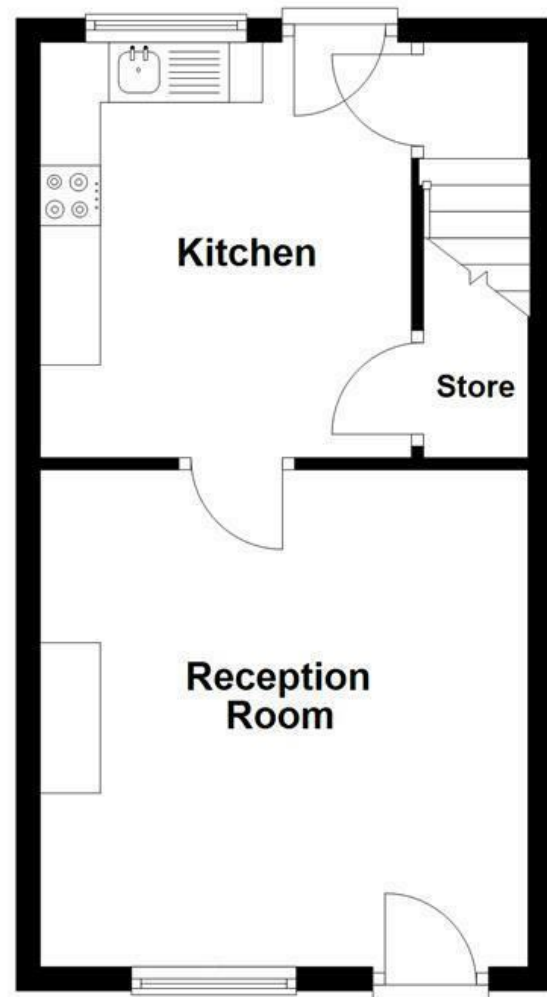
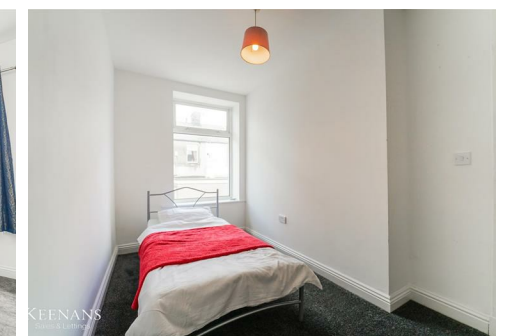
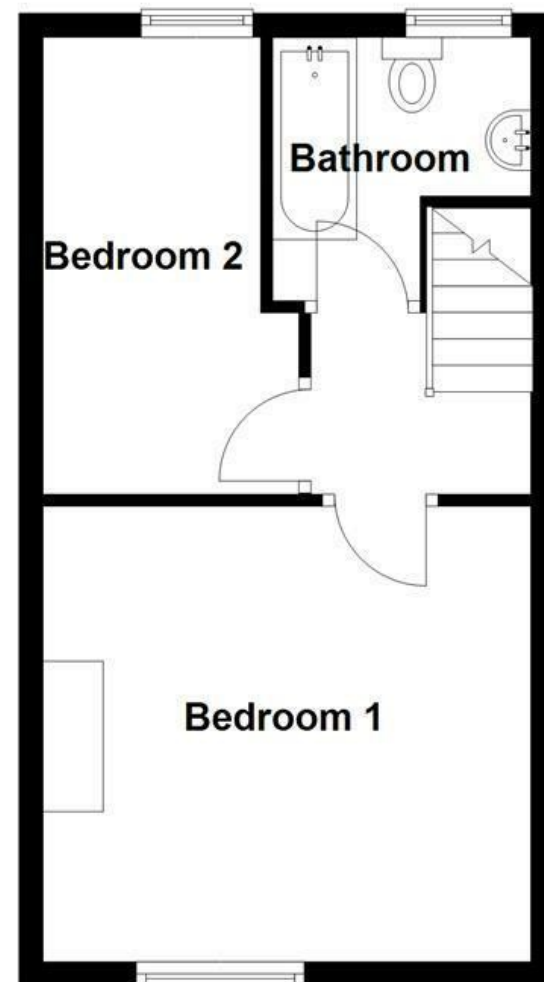


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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, Padiham, BB12 8RP

### £105,000

#### IMMACULATE MID TERRACE HOME

Nestled on the charming Peel Street in Padiham, Burnley, this delightful two-bedroom house is a true gem. Well looked after, the property exudes a warm and inviting atmosphere, making it an ideal home for a couple or small family.

As you step inside, you are greeted by a cozy living room that provides a perfect space for relaxation and unwinding after a long day. The modern kitchen is a standout feature, offering ample room for cooking and entertaining, making it a joy for those who love to prepare meals.

Both bedrooms are spacious, ensuring comfort and privacy for residents. The property is conveniently located close to local shops and schools, making daily errands and family needs easily accessible.

This lovely house on Peel Street is not just a place to live; it is a home where memories can be made. With its combination of comfort, modern amenities, and a prime location, it is a wonderful opportunity for anyone looking to settle in this vibrant community.

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Peel Street, Padiham, BB12 8RP  
£105,000

 2  1  1  D

- Fully Renovated Mid Terrace Property
  - Modern Fitted Kitchen
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Complete Blank Canvas
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Enclosed Yard to Rear
  - Council Tax Band A

Ground Floor

Reception Room

13'7 x 13'4 (4.14m x 4.06m )  
UPVC double glazed glazed frosted front door, UPVC double glazed window, central heating radiator, spotlights, gas fire with marble surround and stone mantel, television point and door to kitchen.

Kitchen

11'4 x 10'6 (3.45m x 3.20m )  
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with marble effect work surfaces, tiled splashback, stainless steel sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, tiled effect flooring, understairs storage, door to stairs to first floor and composite double glazed frosted door to rear.

First Floor

Landing

6'0 x 4'3 (1.83m x 1.30m )  
Loft access, doors leading to two bedrooms and bathroom.

Bedroom One

13'4 x 12'5 (4.06m x 3.78m)  
UPVC double glazed window and central heating radiator.

Bedroom Two

12'2 x 6'3 (3.71m x 1.91m )  
UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 7'1 (2.31m x 2.16m)  
UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead electric feed shower, partially tiled elevations, wall mounted Main Eco boiler, spotlights and tiled effect flooring.

External

Rear

Enclosed yard with gate to shared access.



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