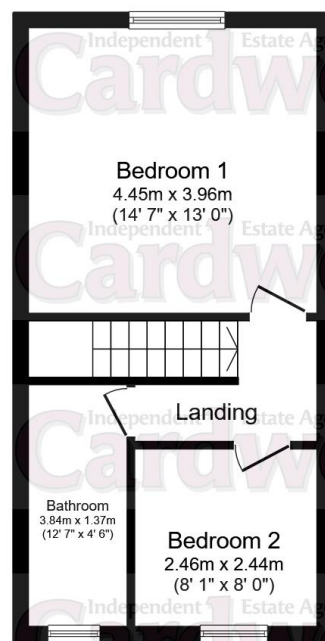
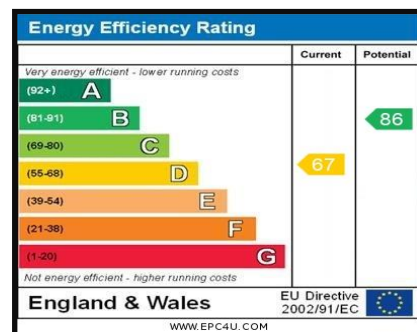


Ground Floor



First Floor



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**BEECH STREET, PADIHAM, BURNLEY  
BB12 7EE**



- Very well presented 2 bed mid terrace.
- Close to Padiham town centre
- Lounge/dining kitchen/landing
- Two good bedrooms/family bathroom suite
- Warmed by gas CH/upvc double glazed
- Deposit £750.00
- 12 month minimum lease term
- Council Tax Band A



**£650.00 PCM**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Est. 1982



Cardwells Letting Agents Bolton are delighted to offer to the fully managed rental market for a minimum 12 month period this very well presented 2 bed mid terrace property in Padiham. Close to the town centre and its highly regarded amenities, local nurseries and schools with excellent transport links all within close proximity via the M65 motorway network. Subject to credit and reference checks and briefly comprising: UPVC entrance door, lounge, dining kitchen, landing, two good bedrooms and a family bathroom suite. Warmed by gas central heating and UPVC double glazed throughout. To the outside is pavement fronted with readily available on street parking and there is an enclosed yard to the rear with lovely views over the countryside. To arrange a personal inspection please contact Cardwells Letting Agents Bolton on 01204381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your viewing.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**  
**UPVC entrance door into.**

**Lounge** 14' 7" x 13' 0" (4.44m x 3.96m) uPVC double glazed window, wall mounted radiator.

**Dining Kitchen** 11' 0" x 13' 0" (3.35m x 3.96m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring hob with extractor above, space for white goods, useful under stairs storage cupboard, UPVC double glazed bay window, enclosed staircase to the landing, UPVC door giving access to the rear yard.

**Landing** 5' 10" x 8' 6" (1.78m x 2.59m)

**Bedroom One** 14' 7" x 13' 0" (4.44m x 3.96m) UPVC double glazed window, wall mounted radiator.

**Bedroom Two** 8' 1" x 8' 0" (2.46m x 2.44m) UPVC double glazed window, wall mounted radiator.

**Family Bathroom** 12' 7" x 4' 6" (3.83m x 1.37m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted curtain pole, wall tiling to the majority, frosted UPVC double glazed window, wall mounted radiator.

**Outside** To the outside is pavement fronted with readily available on street parking and there is an enclosed yard to the rear with lovely views over the countryside.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 67m<sup>2</sup>

**Flood Risk Information** Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**Tenure** Cardwells Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure.

**Conservation Area** Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

**Council Tax Band** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1,584.27 per annum (at the time of writing) payable to Burnley council.

**Holding Deposit** A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

**Deposit** A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Nil Deposit Option** Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit subject to a minimum of £150. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk through viewing video to watch, and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

