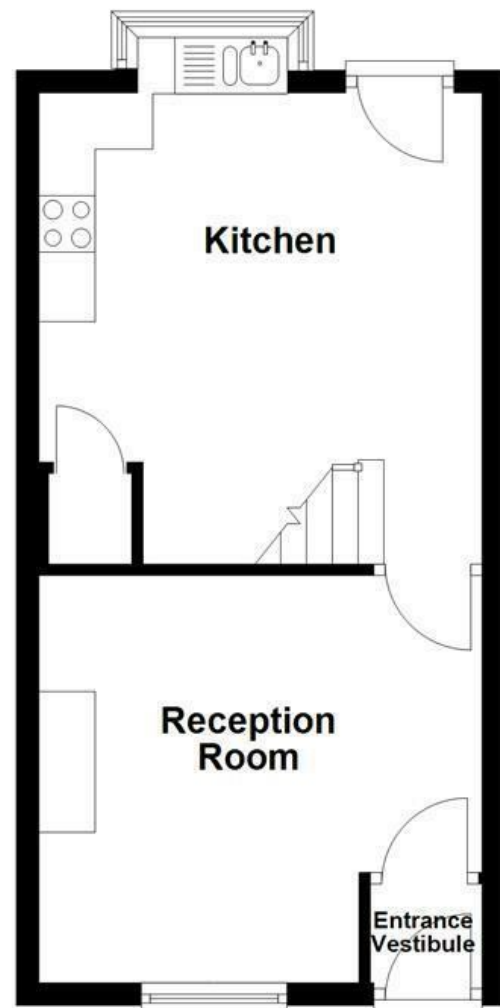
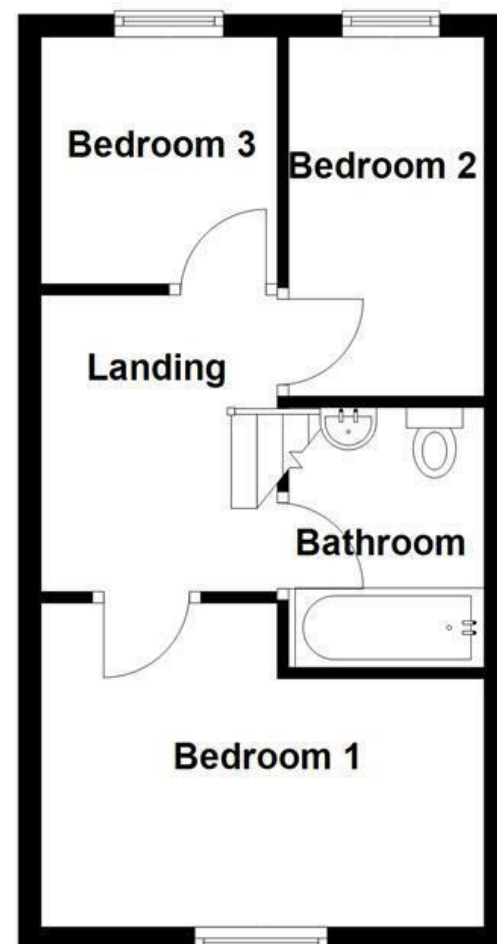


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	65	
(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.

Beech Street, Padiham, BB12 7EE

£750

SPACIOUS MID TERRACE THREE BEDROOM PROPERTY

Nestled in the heart of Beech Street, Padiham, Burnley, this delightful terraced house is being welcomed to the rental market. Benefitting from modern fixtures and fittings, this property is situated conveniently close to local amenities, good schools, bus routes and network links to Nelson, Blackburn and Manchester.

Briefly comprising:- a welcoming entrance vestibule has a door to a spacious reception room. The reception room then leads through to an inner hallway which has the staircase to the first floor and guides you through to a modern kitchen diner. The first floor landing has doors to three bedrooms and a three-piece bathroom. Externally there is an enclosed yard to the rear.

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 @keenans

Beech Street, Padiham, BB12 7EE

£750

 3  1  1  D

- Terraced Property
 - One Reception Room
 - On Street Parking
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Bathroom
 - Close Proximity To Local Amenities
- Fitted Kitchen/Dining Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'3 x 2'11 (0.99m x 0.89m)
UPVC double glazed entrance door, coving, wood effect flooring and door to reception room.

Reception Room
12'11 x 12'11 (3.94m x 3.94m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, living flame gas fire, granite effect hearth and surround, marble effect mantle, alcove storage, TV point, wood effect flooring and door to kitchen.

Kitchen/Dining Room
14'9 x 12'11 (4.50m x 3.94m)
UPVC double glazed box bay window, central heating radiator, range of white wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezerboiler, under stairs storage, tiled floor and UPVC double glazed leaded door to rear.

First Floor

Landing
10' x 6'11 (3.05m x 2.11m)
Loft access, and doors to three bedrooms and bathroom.

Bedroom One
12'11 x 8'1 (3.94m x 2.46m)
UPVC double glazed window and central heating radiator.

Bedroom Two
10'11 x 5'7 (3.33m x 1.70m)
UPVC double glazed window and central heating radiator.

External

Bedroom Three
7'8 x 6'10 (2.34m x 2.08m)
UPVC double glazed window and central heating radiator.

Bathroom
8'2 x 6'2 (2.49m x 1.88m)
Central heated towel rail, spotlights, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, extractor fan, part tiled elevations and tiled floor.

Rear
Enclosed yard and gated access to rear street.

Agents Notes
Council tax band A



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