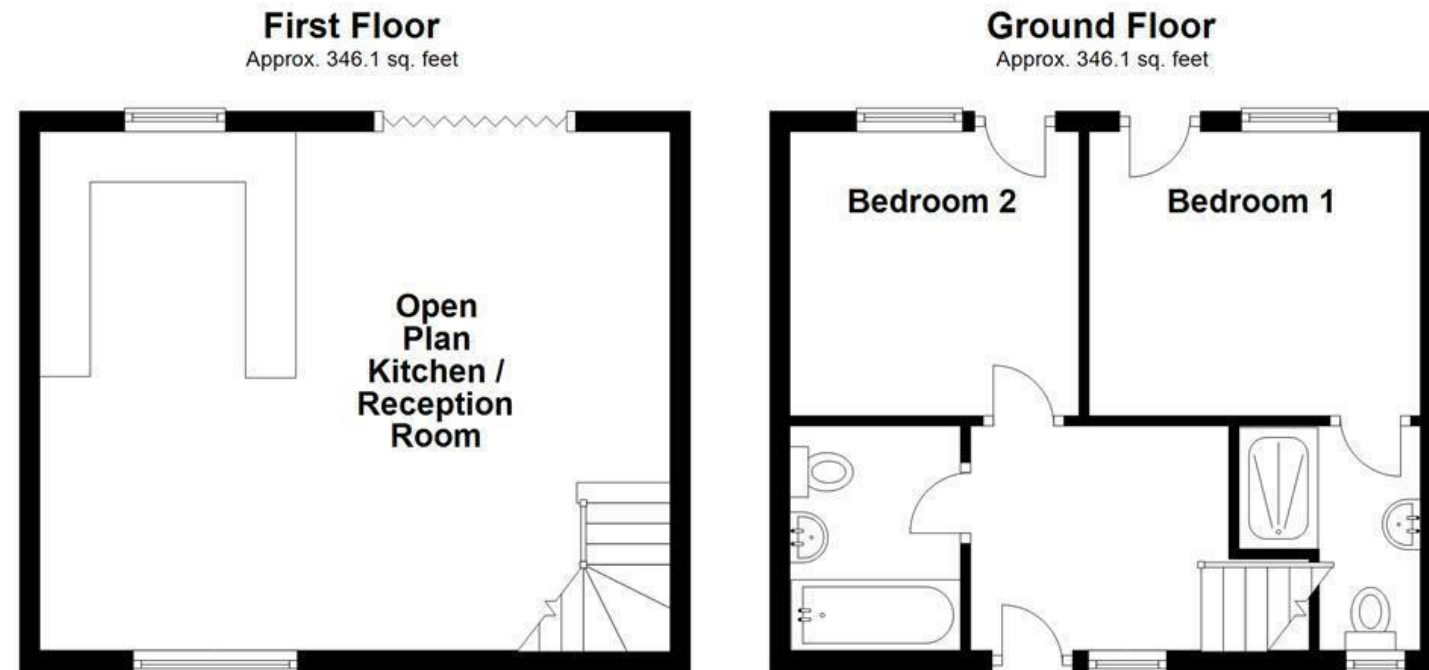




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.



Rosie Close, Padiham, BB12 8ET

£795

AN ENVIABLE TWO BEDROOM END TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, neutral decoration and modern fixtures and fittings, this enviable two bedroom end terraced property is being proudly welcomed to the market in the highly regarded location of Padiham on a sought after estate. With a stunning open plan kitchen and living space, two generously sized bedrooms and two bathrooms, this fantastic property is the perfect home for a professional couple or small family truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Clitheroe and Accrington.

The property comprises briefly; a welcoming entrance hallway provides access through to two bedrooms, bathroom and staircase to the first floor. The main bedroom leads through to an en suite shower room. To the first floor is an open plan spacious reception room/kitchen with bifolding doors on to a balcony. Externally there is off road parking to the front and block paved yard to the rear. For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Rosie Close, Padiham, BB12 8ET
£795

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- Stunning Fitted Kitchen
- Well Located
- Two Double Bedrooms
- Off Road Parking
- Nearby Schools

Ground Floor

Hall

8'05 x 6'09 (2.57m x 2.06m)
UPVC double glazed frosted window, smoke alarm, doors to the second bedroom, bathroom, stairs to the first floor.

Bedroom One

10'08 x 9'08 (3.25m x 2.95m)
UPVC double glazed window, central heating radiator, television point, door to en suite, UPVC double glazed door to rear.

Ensuite

7'04 x 5'05 (2.24m x 1.65m)
UPVC double glazed frosted window, Chrome heated towel rail, dual flush WC, electric feed enclosed shower, pedestal wash basin with mixer taps, part tiled elevations, spotlights, extractor fan, tile effect floor.

Bedroom Two

9'08 x 9'05 (2.95m x 2.87m)
UPVC double glazed window, central heating radiator, UPVC double glazed door to rear.

Bathroom

7'03 x 5'07 (2.21m x 1.70m)
UPVC double glazed frosted window, Chrome heated towel rail, panel bath with direct feed shower, pedestal wash basin with mixer taps, dual flush WC, part tiled elevations, spotlights, extractor fan, tile effect floor.

First Floor

Open Plan Kitchen / Living Room

20'06 x 16'10 (6.25m x 5.13m)
Three UPVC double glazed windows, two central heating radiators, loft access, spotlights, smoke alarm, television point, range of cream gloss wall and base units, granite effect surfaces, stainless steel sink with high spout mixer tap, integrated electric oven with four ring gas hob, extractor hood, integrated fridge/freezer and washing machine. integrated boiler, UPVC double glazed bi-folding doors to balcony.

