



Burnley Sales
& Lettings Ltd.

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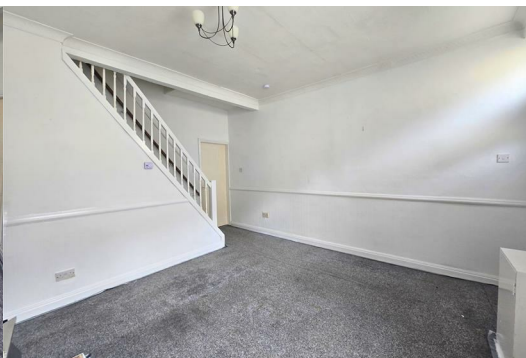
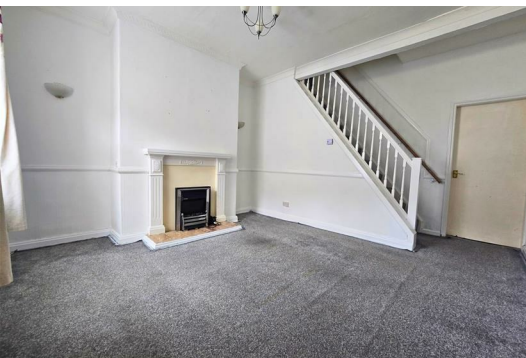


23 Oat Street
, Padiham, BB12 7BQ

Offers in the region of £80,000



Step into this deceptively spacious two-bedroom terraced home and discover the perfect blend of character and practicality. Boasting two bright and versatile reception rooms, it's ideal for creating separate living and dining spaces. The extended, fully fitted kitchen offers extra room for cooking and storage, making it the true heart of the home.



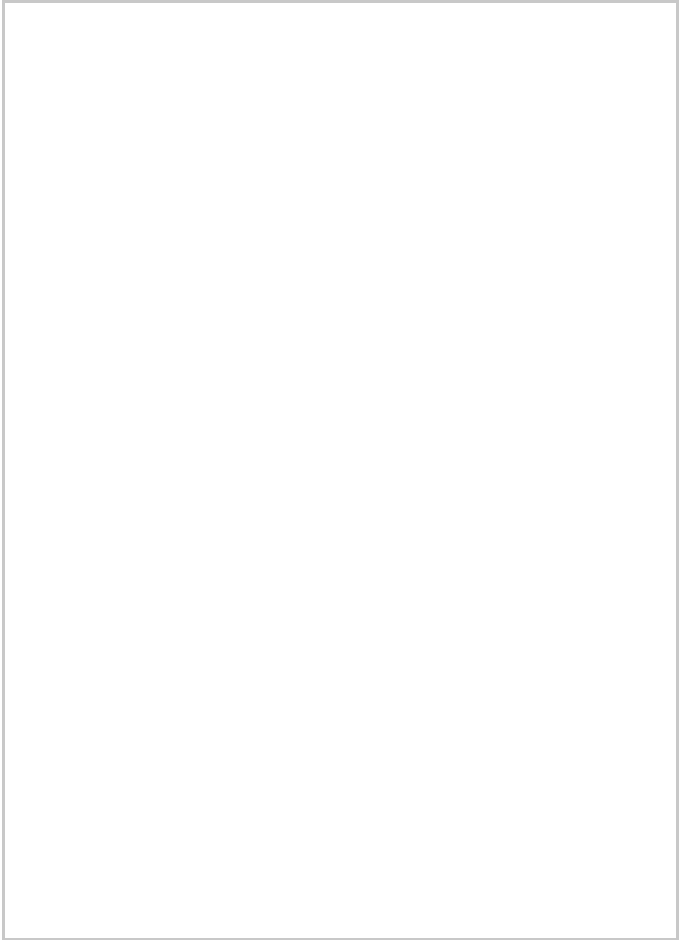
Floor Plans

Following the stairs to the first floor, you find two well-proportioned bedrooms - the largest of the two boasting an additional room, which would be an ideal walk-in wardrobe or home office. Completing the accommodation on offer is the three-piece family shower room, complete with modern walk-in shower. Externally, there is a private rear yard – perfect for summer evenings, barbecues, or a low-maintenance garden space.

Situated on this quiet residential street in this popular Padiham location - close to shops, schools, and major transport links - this property is now ready to become the ideal family home or perfect investment opportunity.

For more information, or to arrange a viewing, call us today on 01282 476732 or email sales@burnleysl.co.uk.

EPC:- New Certificate Ordered
Council Tax:- Band A, Burnley Borough Council
Leasehold – Leasehold - 999 Year Lease from 1889, £18.16s.0d p/annum (Nominal)



Area Map



Accommodation Details

Reception Room One 15'9 x 13'4 (4.80m x 4.06m)

Reception Room Two 13'5 x 11'9 (4.09m x 3.58m)

Kitchen 8'4 x 6'8 (2.54m x 2.03m)

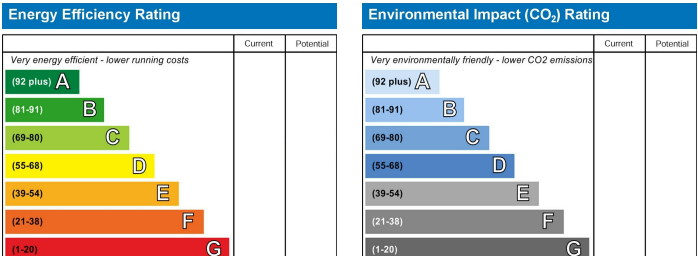
Bedroom One 13'4 x 11'10 (4.06m x 3.61m)

Overstairs Storage

Bedroom Two 11'8 x 6'10 (3.56m x 2.08m)

Shower Room

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.