



Green Street, Burnley, BB12 7AT

£700 Per Month

TWO BEDROOM MID TERRACE PROPERTY

Nestled in a popular area of Padiham, Burnley, this delightful terraced house is being welcomed to the rental market. Having been recently refurbished it offers a perfect blend of comfort and convenience for those seeking a comfortable home in a vibrant community.

This property is well positioned to take advantage of the local amenities, schools, and transport links, making it a fantastic choice for a couple, small family, or individuals looking for that bit of extra space.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The dining kitchen is generously sized, offering ample space for family meals and boasts two well-proportioned bedrooms, ensuring plenty of room for rest and privacy. Also as a good sized family bathroom and an enclosed yard to the rear.

For further information or to book a viewing please contact our Lettings Team at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Two spacious bedrooms
 - Spacious living room
 - Terraced house style
 - Council tax band A
- Neutrally finished interiors
 - Dining kitchen area
 - Two modern bathrooms
- Popular Padiham location
 - Low maintenance rear yard
 - Close to local amenities

Ground Floor

Entrance

UPVC double glazed door to reception room one.

Reception Room One

14'10 x 14' (4.52m x 4.27m)

UPVC double glazed window, central heating radiator, spotlights, electric fire, two feature wall lights, stairs to the first floor, open to kitchen/dining room.

Kitchen/Dining Room

14'10 x 9'6 (4.52m x 2.90m)

Two UPVC double glazed windows, central heating radiator, wall and base units with laminate worktops, oven with a four ring gas hob, extractor hood and tiled splashbacks, stainless steel sink with draining board and traditional taps, plumbing for a washing machine, space for an under counter fridge, space for a dining table, partial tiled effect flooring, partial wooden effect flooring, spotlights, boiler, UPVC double glazed frosted door to the rear.

First Floor

Landing

6'9 x 6' (2.06m x 1.83m)

Loft access and smoke alarm, doors leading to two bedrooms and a bathroom.

Bedroom One

14'10 x 10'11 (4.52m x 3.33m)

UPVC double glazed window, central heating radiator, door to above stairs storage.

Bedroom Two

9'7 x 7'8 (2.92m x 2.34m)

UPVC double glazed window, central heating radiator.

Bathroom

6'8 x 6'4 (2.03m x 1.93m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer taps and rinsehead, partially tiled elevations, wooden effect flooring.

Exterior

Rear

Enclosed yard.



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