BSL Burnley Sales & Lettings Ltd.

01282 476 732

sales@burnleysl.co.uk

78 Coal Clough Lane,
Burnley, BB11 4NW

# Cobden Street

Padiham, Burnley, BB12 8DS

**£650 Per month**

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Situated on this quiet residential street, yet within walking distance of Padiham Town Centre, local amenities & major transport routes, this recently redecorated two-bedroom end-terrace property is ready to become the ideal family home.

Briefly comprising of spacious double lounge (24'05 x 11'06), grey wood effect kitchen

extension with ample space for all modern appliances (17'05 x 6'01), two bright bedrooms (13'11 x 10'03 & 9'00 x 8'05) and a three-piece family bathroom suite.

To arrange a viewing, please call 01282 476732 or email lettings@burnleysl.co.uk

FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£150.00) payable on application. If tenancy proceeds, this is refunded as part of first month's rent. First month's rent (£650.00) & (£650.00) deposit payable on move-in.

Council Tax: Band A - Burnley Council
EPC: Current D 58, Potential B 84
Tenancy Length: All new tenancies will be an "Assured Periodic Tenancy

## Floor Plans

## Area Map

## Accommodation Details

Lounge 24'05 x 11'06 (7.44m x 3.51m)

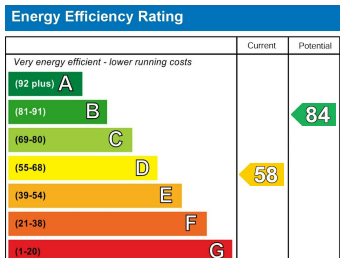
Kitchen 17'05 x 6'01 (5.31m x 1.85m)

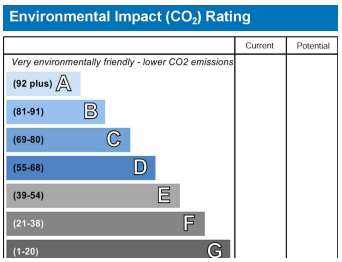
Bedroom One 13'11 x 10'03 (4.24m x 3.12m)

Bedroom Two 9'00 x 8'05 (2.74m x 2.57m)

Bathroom 8'04 x 4'11 (2.54m x 1.50m)

## Energy Efficiency Graph

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78 Coal Clough Lane, Burnley, Lancashire, BB11 4NW
Tel: 01282 476732 Email: sales@burnleysl.co.uk