



Burnley Sales
& Lettings Ltd.

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- 78 Coal Clough Lane,
Burnley, BB11 4NW



Thompson Street Padiham, Burnley, BB12 7BG

£650 Per month



Situated on the outskirts, this well-presented two-bedroom property offers easy access to local amenities, schools, and major transport links - perfect for young couples and small families.

Briefly comprising of spacious lounge, modern kitchen diner with integrated oven & hob and a convenient utility room to the rear. Following the stairs to the first floor, you find two bright



Floor Plans

bedrooms and a three-piece family bathroom with additional mixer shower. Externally, you find a large rear yard with access to cellar - perfect for extra storage.

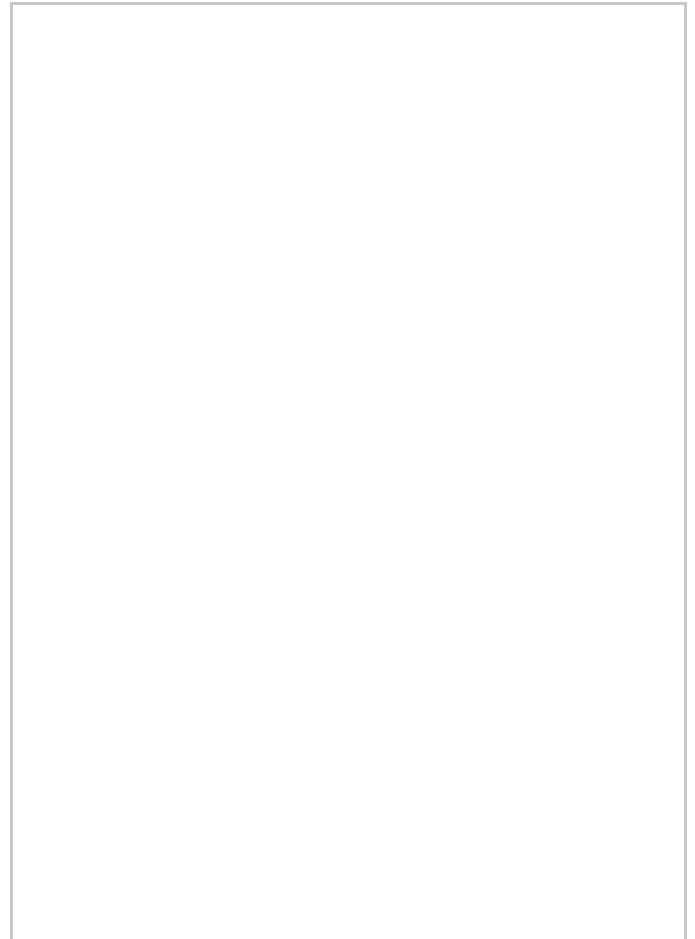
Additional benefits include uPVC Double Glazing & Gas Fired Central Heating throughout.

Call us now on 01282 476732 or email lettings@burnleysl.co.uk to arrange a viewing today!

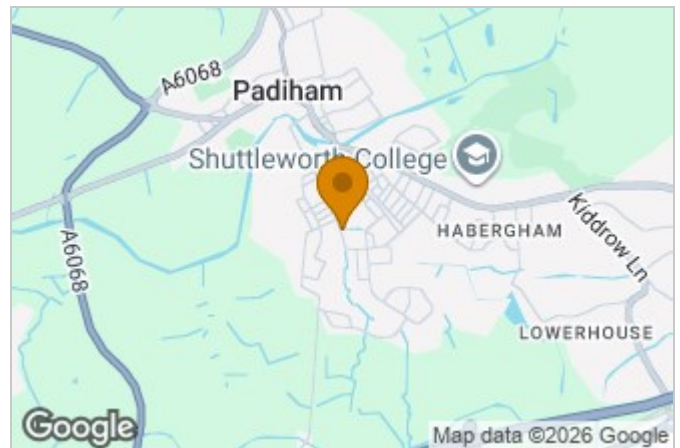
FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£150.00) payable on application. If tenancy proceeds, this is refunded as part of first month's rent. First month's rent (£650.00) & £650.00 deposit payable on move-in.

NOTE – All measurements are "max" sizes and are to be used for reference only.

Council Tax: Band A - Burnley Council
 EPC: D (66) with potential of a B (87)
 Tenancy Length: Long Term Let with Assured Periodic Tenancy



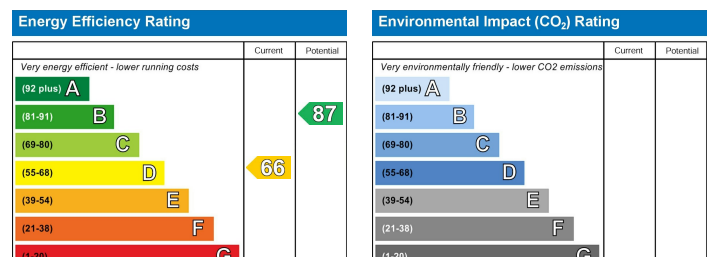
Area Map



Accommodation Details

- Lounge 14'0" x 10'9" (4.27m x 3.30m)
- Kitchen Diner 11'6" x 10'11" (3.51m x 3.33m)
- Utility Room 5'10" x 5'4" (1.78m x 1.63m)
- Bedroom One 14'0" x 7'4" (4.29m x 2.24m)
- Bedroom Two 10'11" x 7'3" (3.35m x 2.21m)
- Bathroom

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