

Because life is

Petty<sup>TM</sup>  
Real

296a Padiham Road  
Burnley  
BB12 6ST



For Sale

£650 Per Month

- Spacious 2-bedroom flat situated above a shop on Padiham Road, Burnley
- Modern interior throughout, finished to a high standard
- Contemporary bathroom with walk-in shower, toilet and sink
- Excellent transport links nearby and easy access to Burnley town centre

- Bright and welcoming reception room
- EPC - C
- Council Tax - A
- Deposit - £650
- Petty Real
- 01282 415111



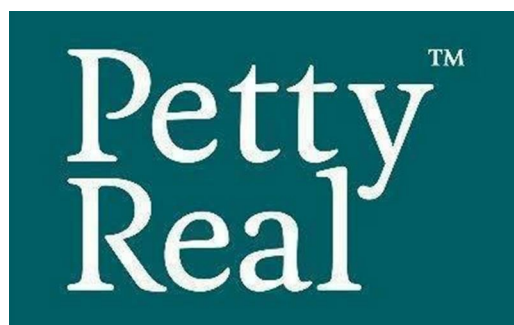
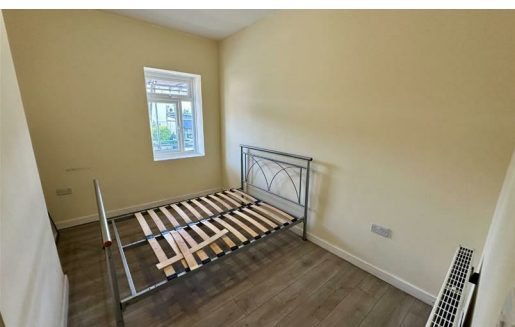
Situated above a shop on Padiham Road, this modern flat offers spacious and comfortable living in a convenient location. The property features two bedrooms, a stylish bathroom with walk-in shower, toilet and sink, and a bright reception room ideal for relaxing or entertaining. The interior is finished to a modern standard throughout, making it ready to move into.

Located close to local amenities, transport links, and Burnley town centre, this flat is perfect for professionals, couples, or small families. Early viewing is recommended.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



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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