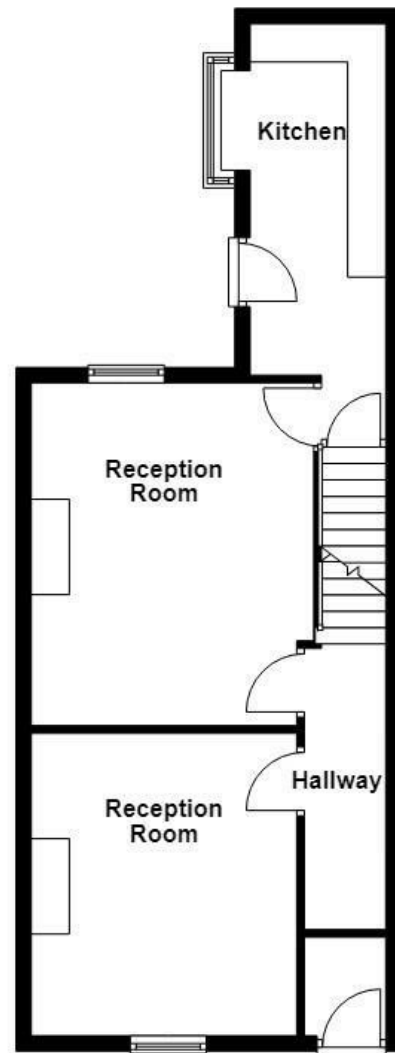
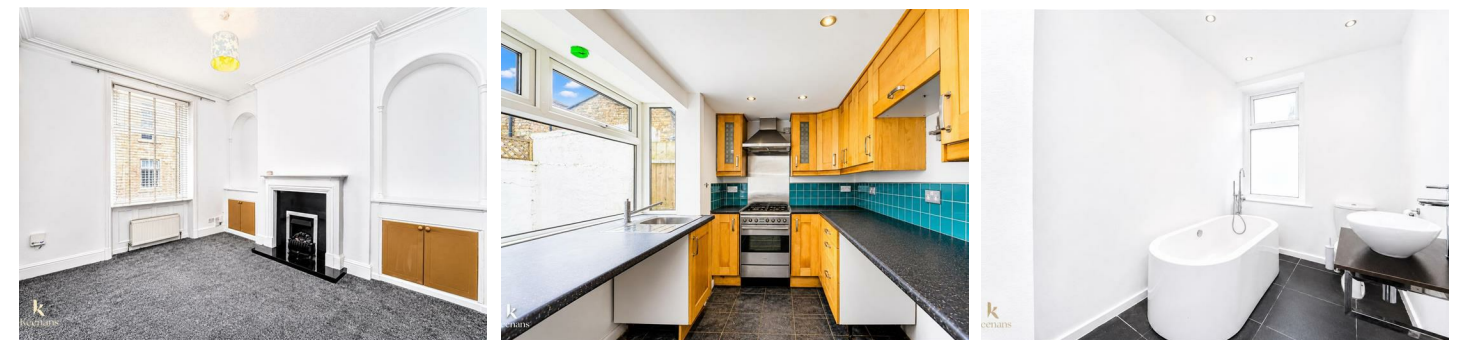
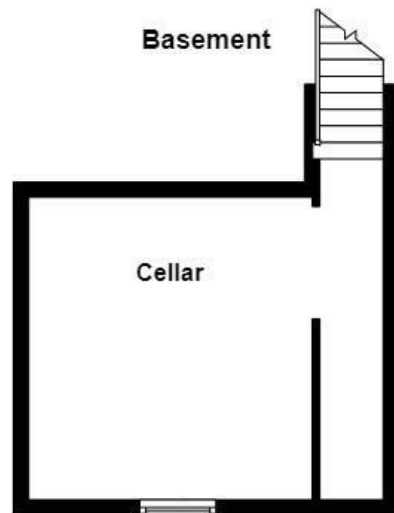
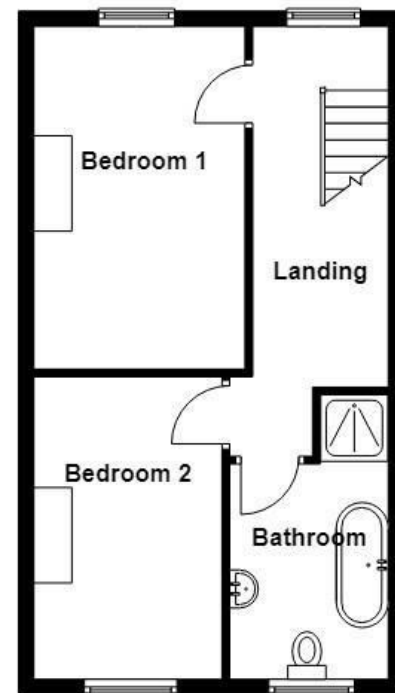


Ground Floor



First Floor



St. Leonards Street, Padiham, BB12 8HS

£750

A TWO BEDROOM MID TERRACE WITH CELLAR


Keenans welcome to the rental market this charming two bedroom mid-terraced Victorian property. Conveniently located just a few minutes' walk from Padiham Centre. This well-maintained home exudes character and offers an ideal opportunity for those seeking a comfortable and stylish residence in a sought-after location.

As you step through the front door, you are greeted by a welcoming entrance hall that leads to the main living areas of the house. The ground floor boasts a spacious and tastefully decorated lounge,

To the first floor you will find two well-proportioned bedrooms, and a stylish family bathroom complete with a 4 piece bathroom suite with freestanding bath.

Outside, the property offers a private rear courtyard with secure gate and wall boundaries. Additionally, the property benefits from being within easy reach of Padiham Centre, which provides a host of amenities including shops, cafes, restaurants, and excellent transport links.

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			83
(81-91) B			
(69-80) C			
(55-68) D	67		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

St. Leonards Street, Padiham, BB12 8HS

£750



- Two Bedroom Mid Terrace
- EPC Rating D
- Excellent Transport and Commuter Links
- Recently Refurbished
- Two Reception Rooms
- Council Tax Band A
- Cellar
- Four Piece Bathroom
- Close Proximity to Local Amenities
- Enclosed Rear Yard

Ground Floor

Entrance Vestibule

4'3 x 3'6 (1.30m x 1.07m)

Hallway

12'9 x 6'3 (3.89m x 1.91m)

Reception Room One

13' x 11'5 (3.96m x 3.48m)

Reception Room Two

14'9 x 12'5 (4.50m x 3.78m)

Kitchen

17'10 x 5'10 (5.44m x 1.78m)

Lower Ground Floor

Cellar

14'3 x 12'3 (4.34m x 3.73m)

First Floor

Landing

18'2 x 5'5 (5.54m x 1.65m)

Bedroom One

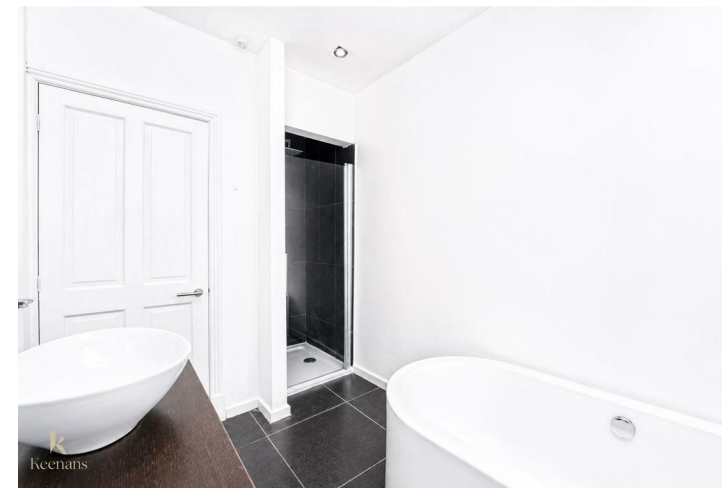
15'11 x 9'10 (4.85m x 3.00m)

Bedroom Two

13' x 8'5 (3.96m x 2.57m)

Bathroom

9'10 x 6'7 (3.00m x 2.01m)



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