

Because life is

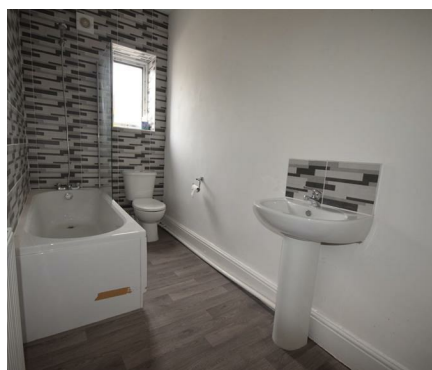
Petty Real™

For Sale



65 Scott Street
Burnley BB12 6NW

£475 PCM



Key Features:

- Mid-terraced property
- Double glazing
- Two bedrooms
- New carpets and decor
- Please call 01282 417775 to arrange a viewing
- Gas-fired central heating
- Two bathrooms
- Newly fitted kitchen
- Close to Padiham town centre
- **NO SMOKERS & NO PETS** Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.

Tenure:

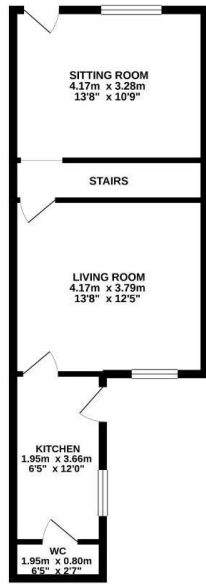
EPC Rating: D

Council Tax Band: A

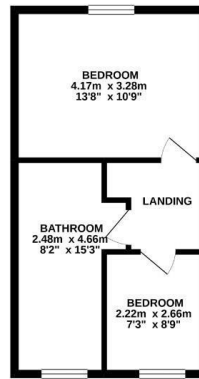


2 BEDROOM House - Terraced

GROUND FLOOR
41.8 sq.m. (449 sq.ft.) approx.



1ST FLOOR
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA: 74.8 sq.m. (805 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, fixtures, fittings and other details are not guaranteed and the responsibility is taken for any errors, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The accuracy, content and application of this plan are not intended and no guarantee as to their accuracy or efficiency can be given.
Floor plan reference: 12/025

Main Description:

This mid-terraced property benefits from the modern comforts of gas-fired central heating and double glazing. The accommodation comprises a newly fitted kitchen in white with built-in oven & hob, two reception rooms, downstairs WC, two double bedrooms and three-piece white bathroom suite with shower. The property is located only five minutes walk to the vibrant town centre and all local amenities of Padiham.

NO SMOKERS & NO PETS

Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property