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Petty
Real™

8 Spenser Street
Padiham
BB12 8SL



For Sale

£650 PCM

- Two Bedrooms
- Two Reception Rooms
- Built In Oven & Hob
- Four Piece Bathroom
- Rear Yard

- Ideal For a Family
- EPC: D
- Council Tax: A
- Deposit £650
- No Smokers



This traditional stone built garden forecourted mid terrace house occupies a level and convenient position within comfortable walking distance of local amenities including Schools, shops and bus routes.

As you enter the property to the ground floor you are immediately greeted by the entrance hallway with straight staircase leading to the first floor, lounge with a UPVC double glazed bay window, second reception room. The separate kitchen houses a modern range of matching wall, base and drawer units with co-ordinating working surfaces and an integrated oven and hob.

Ascend the staircase to the first floor where there is a double bedroom located to the front, double bedroom to the rear and the bathroom houses a modern four piece suite in white comprising low level wc, pedestal hand wash basin, panelled bath with shower over, shower enclosure with mixer shower and tiled splash backs.

The property is complemented by the modern day comforts of UPVC double glazing and gas fired central heating throughout.

Externally there is a garden forecourt to the front and an enclosed yard area to the rear.

Our initial tenancy agreements are for 12 months.

No Smokers



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.

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