

Because life is

PettyTM
Real

34 Albert Street
Padiham
BB12 8HE



For Sale

£675 PCM

- Two Spacious Bedroom Mid Terraced Property
- Contemporary Kitchen
- Easy Access To Major Network Links
- Close Proximity To Amenities
- Three Piece Bathroom Suite
- On Street Parking
- Council Tax: A
- EPC: D
- Deposit £675
- No Smokers



Having been updated and maintained to the highest standard throughout with immaculate presentation, spacious rooms and neutral decoration, this enviable two bedroom mid terraced property is being proudly welcomed to the rental market in the highly regarded location of Padiham.

With modern fixtures and fittings, two reception rooms and situated within an enviable location, this property is the perfect home for any small family or professional couple! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe and Burnley.

The property comprises briefly; a welcoming and spacious reception room leads through to a second reception room which guides you on to a contemporary fitted kitchen and staircase to the first floor.

The first floor comprises of doors on to two generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear.

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

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk