



## 20 Grove Lane, Padiham, Burnley, Lancashire. BB12 8DP

- Rent | in advance @ £725
- Deposit | in advance @ £725
- Council Tax | A
- Parking | Street
- Utilities | Mains
- EPC | C



## PROPERTY DESCRIPTION

| Beautiful, cottage style terrace |

Situated on the outskirts of Padiham, we offer to the market a modern throughout, 2 bedroom mid terrace cottage style terrace.

With an entrance vestibule leading to a spacious living room, a contemporary fully fitted kitchen with integrated oven/hob, a further 'utility' room and a converted cellar.

To the first floor, one double bedroom, one single bedroom and 3 piece bathroom suite with shower over bath.

Externally, a forecourt front & enclosed yard to the rear.

| fees apply |

Rent | in advance @ £725

Deposit | in advance @ £725

Council Tax | A

EPC | C





## ROOM DESCRIPTIONS

---

### Floor | Ground

Entrance vestibule

Living room

Kitchen

'Utility' room

Cellar

### Floor | First

Bedroom 1

Bedroom 2

Bathroom

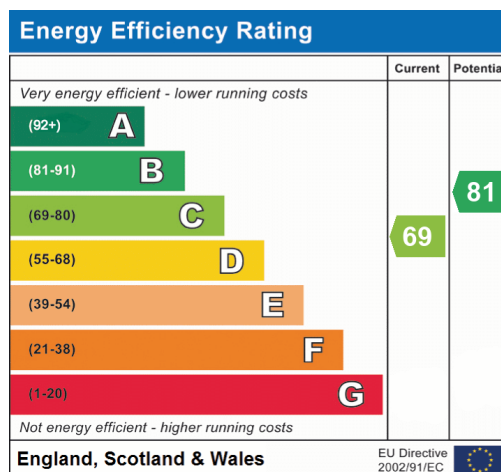
### External

Forecourt front

Rear enclosed yard



## EPC



Burnley  
31, Parker Lane, Burnley, BB11 2BU  
01282 427445  
info@jonsimon.co.uk