



Total area: approx. 911.9 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(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.

College Close, Padiham, BB12 7DR

£225,000

GORGEOUS DETACHED FAMILY HOME WITH OFF ROAD PARKING NESTLED IN A QUIET LOCATION

Situated in the up and coming town of Padiham, this bright, three bedroom family home is located perfectly for accessing local amenities as well as well regarded schools and major commuter routes including bus links to surrounding towns and villages. This property boasts spacious interiors as well as two beautiful reception rooms, fitted kitchen, dining room, three bedrooms, a three piece bathroom suite, an enclosed garden and off road parking, making this gorgeous home perfect for a family or somebody looking for a convenient upsize. It is a massive credit to the current owners and certainly not one to be missed!

The property comprises briefly: entrance into the porch with doors providing access to the reception room and a two piece WC. From the reception room there are doors providing access to the dining room and inner hall which houses a staircase to the first floor. The dining room has a doorway leading to the fitted kitchen and a door into the second reception room. The kitchen and reception room two both have doors allowing access to the rear garden. To the first floor you will find three bedrooms and a three piece bathroom suite.

Externally, this property offers a rear enclosed garden with multiple bedding areas, a shed, bar and hidden off road parking which can be opened up and create space for numerous vehicles. To the front, there is off road parking.

Viewings can be arranged by contacting our Burnley team.

College Close, Padiham, BB12 7DR

£225,000



- Detached Property
- Three Reception Rooms
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Landscaped Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

5'04 x 3'02 (1.63m x 0.97m)

UPVC double glazed frosted window, fuse box, part wood effect flooring and doors to reception room one and WC.

WC

6'06 x 2'07 (1.98m x 0.79m)

UPVC double glazed frosted window, low basin WC, vanity top wash basin and laminate flooring.

Reception Room One

13'05 x 13'04 (4.09m x 4.06m)

UPVC double glazed window, central heating radiator, smoke alarm, wood effect flooring and doors to hall and dining room.

Hall

4'07 x 3'01 (1.40m x 0.94m)

Central heating radiator and stairs to the first floor.

Dining Room

10'07 x 8'08 (3.23m x 2.64m)

Central heating radiator, wood effect flooring and doors to the kitchen and reception room.

Kitchen

10'04 x 7'03 (3.15m x 2.21m)

UPVC double glazed window, matte wall and base units, wood effect worktops, stainless steel sink with drainer and mixer taps, BEKO two door oven, four ring gas hob with extractor hood, dish washer, plumbing for washing machine, space for fridge/freezer, wood effect floor, doors to under the stairs storage, rear garden.

Reception Room Two

13'03 x 10'11 (4.04m x 3.33m)

Two UPVC double glazed windows, central heating radiator, spotlights, wood effect flooring and bi-folding doors to the rear garden.

First Floor

Landing

8'07 x 6'06 (2.62m x 1.98m)

UPVC double glazed window, central heating radiator, loft access and doors to three bedrooms and bathroom.

Bedroom One

12'02 x 9'07 (3.71m x 2.92m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Two

9'07 x 9'01 (2.92m x 2.77m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three

9'03 x 6'07 (2.82m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

6'06 x 5'05 (1.98m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, spotlights, part tiled elevations and laminate flooring.



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