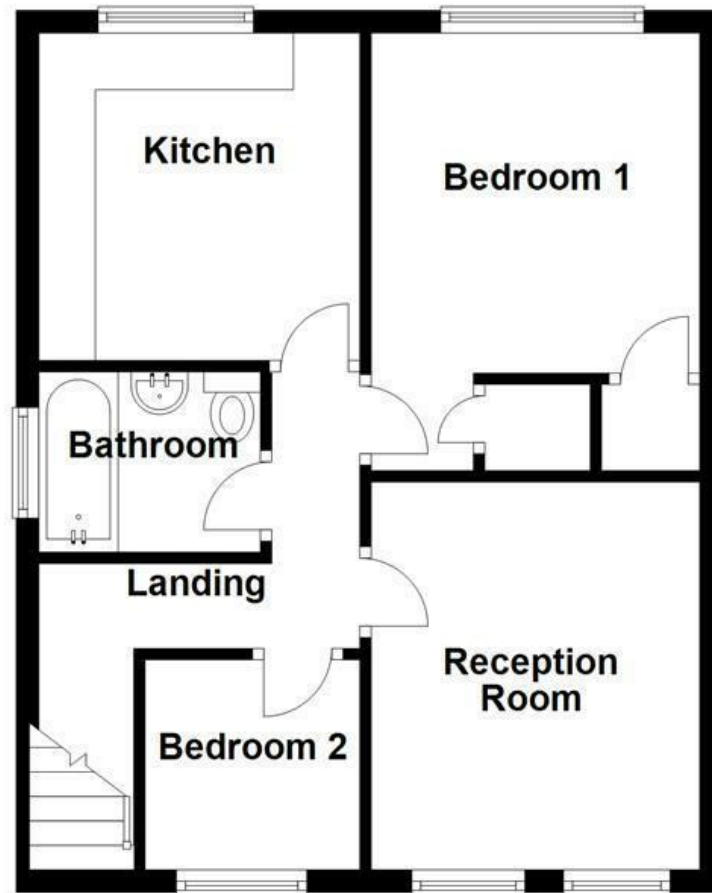


## Ground Floor



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.



## Chapel Walk, Padiham, BB12 8JF

### £49,950

TWO BEDROOM FIRST FLOOR APARTMENT FOR OVER 55's

This two bedroom first floor apartment is being welcomed to the property market. Boasting a spacious reception room, kitchen, three piece bathroom and two generously sized bedrooms, and in need of modernisation. This property is situated on a quiet and sought after complex in Padiham for over 55s. Within walking distance to local shops and amenities, as well as bus routes and local schools. It is a home not to be missed!

The property comprises briefly; entrance via the vestibule and up the staircase to the first floor. The first floor landing houses doors on to two bedrooms, reception room, kitchen and three piece bathroom. Externally to the front of the property is off road parking.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.

# Chapel Walk, Padiham, BB12 8JF

£49,950



- Tenure Leasehold
- Council Tax Band A
- EPC Rating TBC
- Off Road Parking To The Front Of The Property
- Two Bedroom First floor Apartment For The Over 55's
- Easy Access To Local Amenities
- Close Proximity To Major Commuter Routes

## Ground Floor

### Entrance

Via a composite door to vestibule.

### Vestibule

Staircase to first floor.

## First Floor

### Landing

Loft access, doors to two bedrooms, reception room, kitchen and bathroom.

### Bedroom One

12'8 x 9'7 (3.86m x 2.92m)

UPVC double glazed window, central heating radiator and two storage cupboards.

### Bedroom Two

6'3 x 6'1 (1.91m x 1.85m)

UPVC double glazed window, central heating radiator and tiled flooring.

### Reception Room

12' x 9'6 (3.66m x 2.90m)

Two UPVC double glazed windows, central heating radiator, electric fire with decorative surround, coving and television point.

### Kitchen

9'5 x 9'4 (2.87m x 2.84m)

UPVC double glazed window, central heating radiator, wood panelled wall and base units, laminate work tops, space for oven, stainless steel sink and drainer, boiler, part tiled elevation and tiled flooring.

### Bathroom

6'3 x 5'3 (1.91m x 1.60m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal sink, panelled bath with direct feed rinse head and part tiled elevation.

## External

### Front

Parking available at the front of property.



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