

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		85	94
(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.

Queen Street, Padiham, BB12 8JW

£220,000

AN EXCEPTIONAL MID TERRACE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and enviable woodland views, this impressive three/four bedroom mid terrace townhouse property is being proudly welcomed to the market in the sought after location of Padiham. With neutral decoration, three double bedrooms and two bathrooms, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Accrington, Clitheroe and major motorway links. Benefitting from stunning gardens, an open plan kitchen/dining area and double driveway, this property is ready to move into!

The property comprises briefly; a welcoming and contemporary fitted kitchen diner boasts modern wall and base units and integrated appliances and leads through to a hallway. The hallway houses a staircase on to the first floor and down to the lower ground floor, as well as a door on to the main bedroom, which is currently being used as a second living space. The main bedroom/second reception room leads through to an en suite shower room. The lower ground floor guides you through to a reception room and out to the rear. The reception room leads on to a fourth double bedroom and WC. The first floor comprises of doors on to two double bedrooms and a family bathroom. Externally, there is a beautifully presented laid to garden with paved areas to the rear. To the front there is a double driveway.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Queen Street, Padiham, BB12 8JW

£220,000



- Impressive Mid Terrace Townhouse
- Modern Fitted Kitchen
- Well Maintained Rear Garden
- EPC Rating B
- Three/Four Bedrooms
- Neutral Decoration
- Tenure Leasehold
- Two Bathrooms
- Spacious Interiors
- Council Tax Band B

Ground Floor

Kitchen/Dining Area

15'5 x 13'8 (4.70m x 4.17m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, range of high gloss wall and base units, granite effect worktops, tiled splashbacks, stainless steel Blanco sink and drainer with mixer tap, integrated electric Bosch oven with four ring Bosch gas hob and extractor hood, integrated Bosch microwave, integrated fridge freezer and dishwasher, plumbing for washing machine, under unit lighting, Ideal Logic boiler, extractor fan, spotlights, smoke detector, tiled effect lino flooring and door to hall.

Hall

8'1 x 6'1 (2.46m x 1.85m)

Smoke detector, door to bedroom one/reception room two, stairs to lower ground floor and first floor.

Bedroom One/Reception Room Two

13'8 x 12'2 (4.17m x 3.71m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, television point and door to en suite.

En Suite

6'1 x 5'2 (1.85m x 1.57m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

Lower Ground Floor

Hall

16'6 x 4'9 (5.03m x 1.45m)

Central heating radiator, smoke detector, door to reception room one and composite double glazed frosted door to rear.

Reception Room One

18'11 x 10'7 (5.77m x 3.23m)

UPVC double glazed bay window, central heating radiator, television point, storage cupboard and doors to bedroom four and WC.

WC

5'4 x 3'2 (1.63m x 0.97m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled flooring.

Bedroom Four

13'8 x 9'11 (4.17m x 3.02m)

UPVC double glazed frosted window and central heating radiator.

First Floor

Landing

8'1 x 6'1 (2.46m x 1.85m)

Loft access, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom Two

13'9 x 11'1 (4.19m x 3.38m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

13'8 x 10'3 (4.17m x 3.12m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

6'1 x 5'6 (1.85m x 1.68m)

Central heated towel rail, panel bath with direct feed shower and mixer tap, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

Exterior

Rear

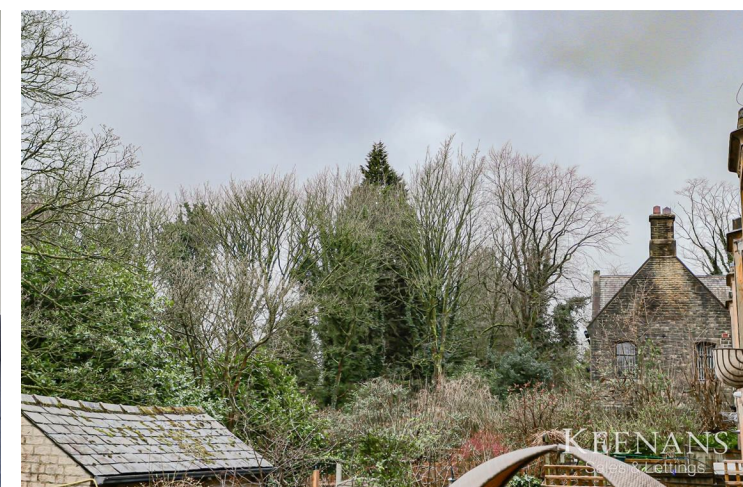
Laid to lawn garden with paving and storage shed.

Front

Double driveway.

Agents Notes

CCTV is included with property. The loft is boarded with easy access hatch and light



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