



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.



Printers Fold, Padiham, BB12 6PH

Offers Over £220,000

AN IMMACULATE DETACHED FAMILY HOME

Having been updated and presented to the highest standard throughout with immaculate presentation, stylish decoration and modern fixtures and fittings, this exceptional three bedroom detached property is being proudly welcomed to the market in the sought after location of Burnley on a popular estate. With enviable landscaped gardens, detached garage and a contemporary, stylish finish, this impressive property is the perfect home for any growing family to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, WC and staircase to the first floor. The reception room leads through to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is a stunning low maintenance, fully landscaped garden to the rear with artificial law, block paving, decking and bedding areas, as well as access on to the detached garage. To the front there is a garden with laid to lawn, paving, bedding, off road parking and access on to the garage.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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.

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- Exquisite Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Private Well Maintained Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

9'2 x 5'10 (2.79m x 1.78m)

Composite double glazed frosted front door, central heating radiator, spotlights, smoke alarm, understairs storage, wood effect laminate flooring, doors to WC, reception room, kitchen and stairs to first floor.

Reception Room One

15'11 x 12 (4.85m x 3.66m)

UPVC double glazed bay window, central heating radiator, coving to ceiling, dado rail, television point, wood effect laminate flooring and UPVC double glazed French doors to conservatory.

Conservatory

10'10 x 10'3 (3.30m x 3.12m)

UPVC double glazed window, polycarbonate roof, tiled effect vinyl flooring and UPVC double glazed French doors to rear.

Kitchen

11'11 x 8'8 (3.63m x 2.64m)

UPVC double glazed window, central heating radiator, range of wall and base units with hardwood worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated Bosch electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, Baxi boiler, coving to ceiling, wood effect laminate flooring and composite double glazed door to side.

WC

5'10 x 2'5 (1.78m x 0.74m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, fully tiled elevations, coving to ceiling and wood effect laminate flooring.

First Floor

Landing

8'11 x 4' (2.72m x 1.22m)

UPVC double glazed window, coving to ceiling, loft access, smoke alarm, spotlights, doors to three bedrooms and bathroom.

Bedroom One

11'4 x 10'3 (3.45m x 3.12m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point, fitted wardrobes, over stairs storage door to en suite.

En Suite

5'3 x 5'1 (1.60m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, extractor fan, tiled elevations, PVC panel ceiling, spotlights and wood effect lino flooring.

Bedroom Two

9'4 x 8'6 (2.84m x 2.59m)

UPVC double glazed window, central heating radiator and vertical wall bed with fitted wardrobes.

Bedroom Three

9'4 x 6' (2.84m x 1.83m)

UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 5'6 (1.96m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead rinse head, extractor fan, tiled elevations, coving to ceiling and wood effect lino flooring.

Exterior

Rear

Enclosed laid to lawn garden with block paved patio, decking, bedding areas and access to garage.

Front

Indian stone paving, stone chipped bedding, off road parking and access to garage.

Garage

17'2 x 8'2 (5.23m x 2.49m)

Power, lighting and up and over door.

