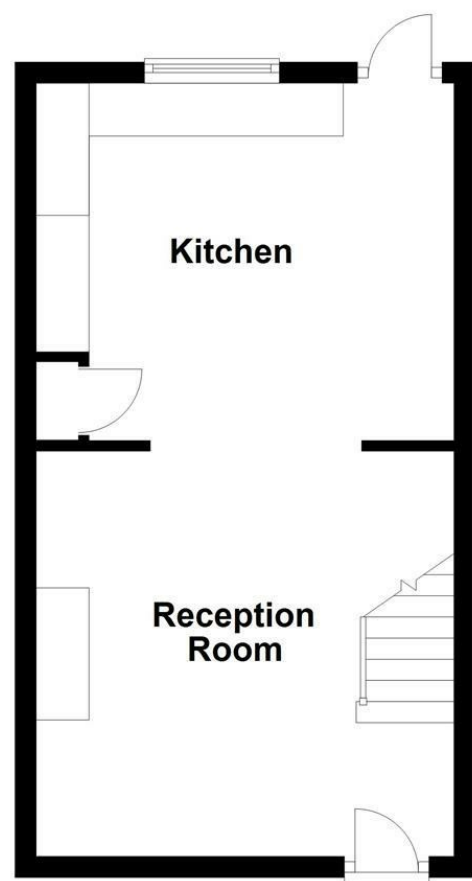
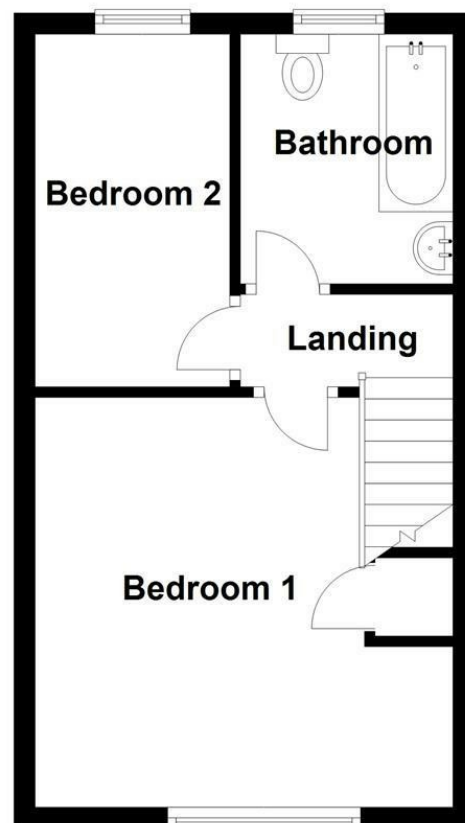


Ground Floor



First 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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.

Partridge Hill Street, Padiham, BB12 8DT

£79,950

FANTSTIC OPPERTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE

Nestled on the quaint Partridge Hill Street in Padiham, Burnley, this charming house offers a fantastic opportunity for both first-time buyers and savvy investors. The property boasts endless potential, making it a promising investment for those looking to create their dream home or expand their property portfolio.

Situated away from the main road, this house provides a peaceful retreat while still being conveniently located near local amenities. The yard and garden space to the rear offer a perfect spot for relaxing outdoors or entertaining guests.

Don't miss out on the chance to own a property with such great potential in this desirable location. Take the opportunity to make this house your own and create a wonderful living space in the heart of Padiham.

Contact our Burnley branch to arrange a viewing and start your journey today!

Partridge Hill Street, Padiham, BB12 8DT

£79,950



- Mid Terraced Property
- Kitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- One Reception Room
- Rear Yard And Additional Garden Area
- Council Tax Band: A

Ground Floor

Reception Room

13' x 12'7 (3.96m x 3.84m)

UPVC entrance door, UPVC double glazed window, central heating radiator, picture rail, radiant fire with tiled surround and wooden mantel, stairs to first floor and open to kitchen.

Kitchen

13' x 11'1 (3.96m x 3.38m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, laminate worktops, integrated oven, four burner gas hob, extractor fan, tiled splashback, one and half bowl stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, boiler, vinyl flooring and hardwood door to rear.

First Floor

Landing

6'6 x 3'11 (1.98m x 1.19m)

Loft access, doors to two bedrooms and family bathroom.

Bedroom One

13'1 x 12'8 (3.99m x 3.86m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

11'9 x 6'1 (3.58m x 1.85m)

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

Bathroom

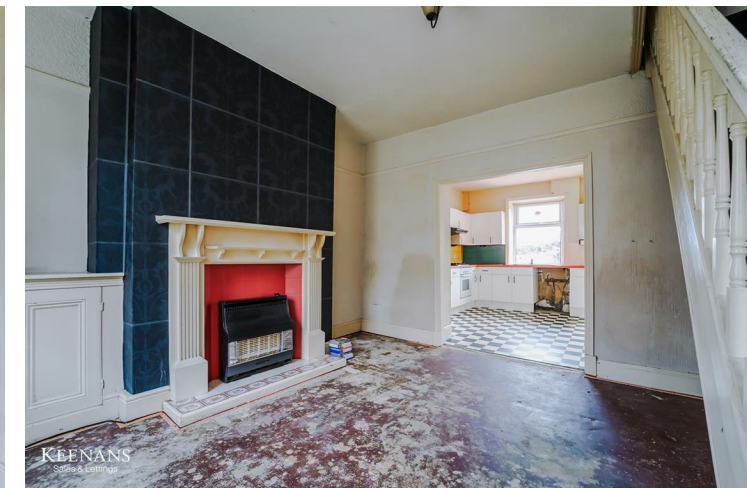
7'9 x 4'7 (2.36m x 1.40m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower over and part tiled elevations.

External

Rear

Enclosed yard with paving and access to additional garden.



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