



Ingham Street, Padiham, BB12 8DR

£89,950

PERFECT FIRST TIME HOME OR INVESTMENT PROPERTY IN A QUIET AREA OF PADIHAM

Keenans Estate Agents are delighted to bring to the market this conveniently situated two bedroom property. Located in the popular market town of Padiham, this property offers easy access to the town centre where well regarded schools and convenient amenities can be found. This property boasts two bright bedrooms, a three piece bathroom suite, living room, a fitted kitchen and rear yard making this perfect for someone looking to put their own stamp on a home. The property is also well located for popular bus links to surrounding towns and villages.

This property comprises briefly: entrance into the living room with stairs leading to the first floor and a door providing access to the kitchen. The kitchen has a door allowing access to the rear yard. From the first floor, there are doors providing access to two double bedrooms and a three piece bathroom suite. Externally, this property offers a rear, enclosed, paved yard with a gate to a shared access road.

For further information, or to arrange any viewings, please contact the Sales team.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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- Spacious Mid Terraced Property
- Fitted Kitchen
- On Road Parking
- Leasehold
- Two Bedrooms
- Bursting with Potential
- EPC Grade D
- Three Piece Bathroom
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance via UPVC door into reception room.

Reception Room

12'09 x 12'09 (3.89m x 3.89m)

UPVC double glazed window, central heating radiator, smoke alarm, electric fire, stairs to first floor, door to kitchen.

Kitchen

12'09 x 10'03 (3.89m x 3.12m)

UPVC double glazed window, central heating radiator, laminate wall and base units, laminate worktops, stainless steel sink and drainer and mixer taps, oven and four ring hob and extractor hood, plumbing for washer, space for fridge freezer, smoke alarm, laminate flooring, door to rear yard.

First Floor

Landing

5'08 x 5'03 (1.73m x 1.60m)

Smoke alarm, access to attic, doors to two bedrooms and bathroom.

Bathroom

6'07 x 5'01 (2.01m x 1.55m)

Central heating radiator, three piece, dual flush WC, pedestal wash basin and traditional taps, panel bath and mixer taps and rinse head, extractor fan, part tiled elevation, wood effect flooring.

Bedroom One

12'07 x 10'02 (3.84m x 3.10m)

UPVC double glazed window, central heating radiator, door to store.

Bedroom Two

12'08 x 7'07 (3.86m x 2.31m)

UPVC double glazed window, central heating radiator.

Rear

Enclosed paved yard and gate to shared access road.