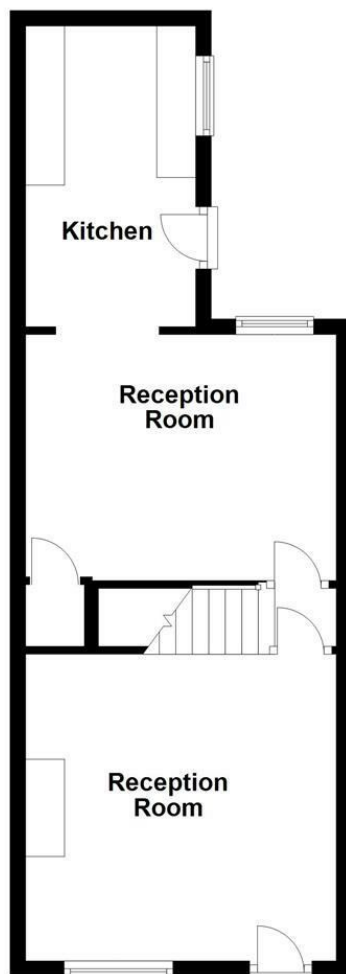
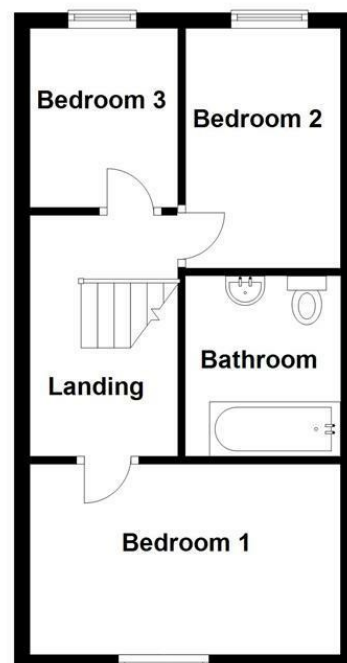


Ground Floor



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			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(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.

## Beech Street, Padiham, BB12 7EE

### £99,950

FANTASTIC HOME FOR ANY BUYER

Nestled in the charming Beech Street of Padiham, Burnley, this delightful house offers a wonderful opportunity for those seeking a spacious home with great potential. The property boasts easy access to local amenities, making daily errands a breeze.

As you step into this inviting abode, you'll be greeted by a sense of space that is perfect for first-time buyers looking to create their dream home or investors seeking a promising opportunity. The spacious rear garden is a rare find and provides a tranquil retreat for relaxation or entertaining guests.

With great potential for development, this property is a canvas waiting for your personal touch to transform it into a truly special place. Don't miss out on the chance to make this house your own and create lasting memories in this desirable location.

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

# Beech Street, Padiham, BB12 7EE

£99,950



- End Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: E
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Two Reception Rooms
- Rear Garden
- Council Tax Band: A

## Ground Floor

### Reception Room One

13'1 x 12'11 (3.99m x 3.94m)

UPVC entrance door, UPVC double glazed window, central heating radiator, gas fire with stone surround and wooden mantel, laminate flooring and door to reception room two.

### Reception Room Two

13'3 x 10'9 (4.04m x 3.28m)

UPVC double glazed window, central heating radiator, door to storage and open to kitchen.

### Kitchen

12'8 x 7'2 (3.86m x 2.18m)

UPVC double glazed window, central heating radiator, wood effect wall and base units, laminate worktops, integrated oven, four burner gas hob, extractor fan, tiled splashback, stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC door to rear.

## First Floor

### Landing

9'9 x 4'10 (2.97m x 1.47m)

Loft access, doors to three bedrooms and family bathroom.

### Bedroom One

13' x 8' (3.96m x 2.44m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'10 x 6'7 (3.30m x 2.01m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'7 x 6'6 (2.31m x 1.98m)

UPVC double glazed window and central heating radiator.

### Bathroom

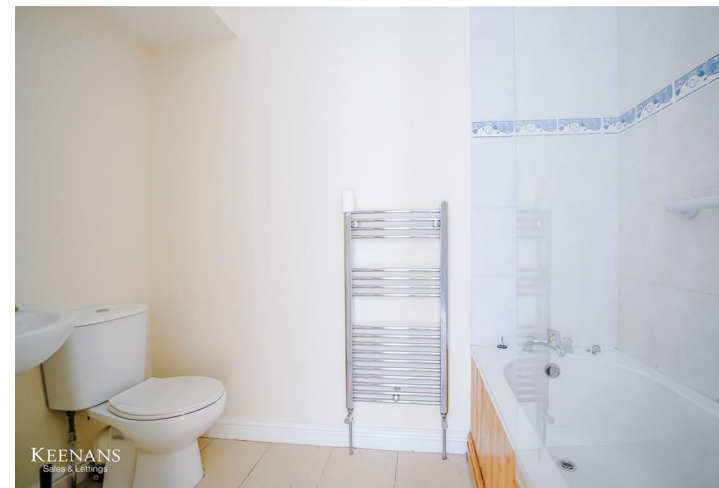
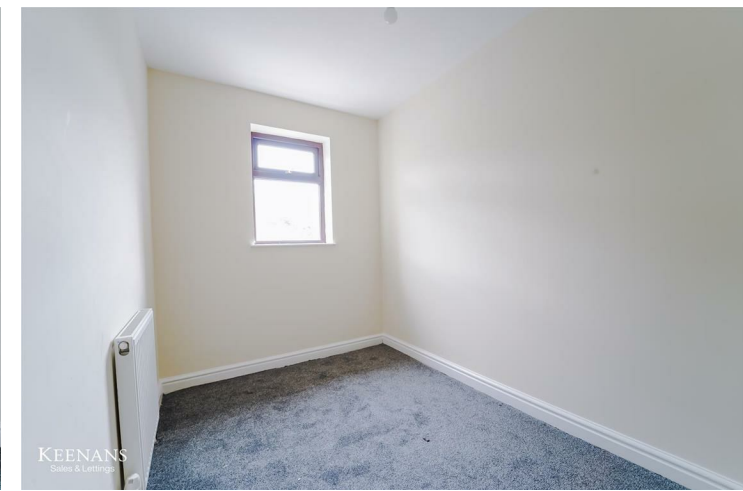
8' x 7'3 (2.44m x 2.21m)

Central heated towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower over, part tiled elevations and tiled flooring.

## External

### Rear

Yard and additional garden space.



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)