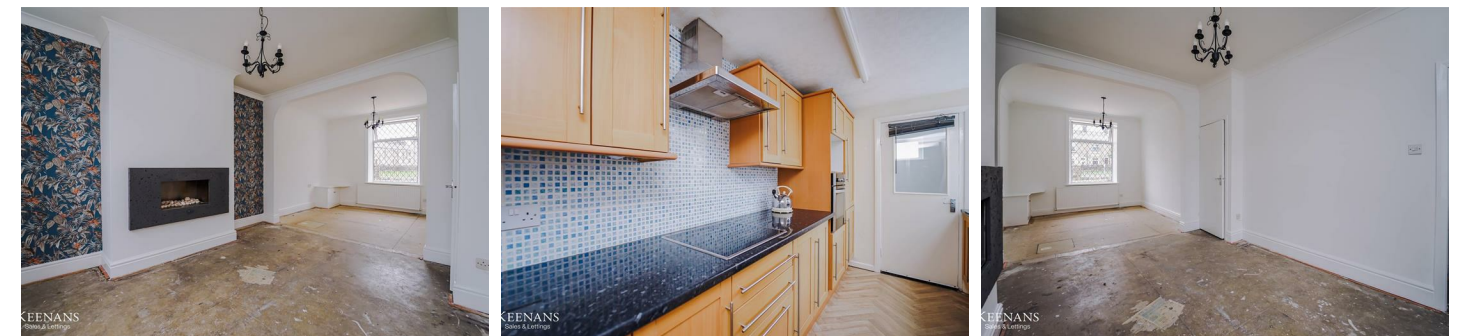




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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.

Russell Terrace, Padiham, BB12 7HD Offers In The Region Of £90,000

AN ENVIABLE FIRST TIME HOME

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the sought after location of Padiham. Overlooking Padiham Greenway and benefiting from an enviable open plan living space, this property is the perfect first time 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.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room. The reception room leads openly on to an additional reception room, houses a door through to a kitchen and a staircase to the first floor. The kitchen leads on to a utility room and WC. The first floor comprises of doors on to two bedrooms and a three-piece shower room. Externally there is an enclosed yard to the rear with stone chip garden to the front.

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

Russell Terrace, Padiham, BB12 7HD

Offers In The Region Of £90,000



- Enviably Mid Terraced Property
- Neutral Decoration
- On Street Parking
- Leasehold
- Two Bedrooms
- Perfect First Time Home
- Council Tax Band A
- No Chain Delay
- Sought After Location
- EPC Rating D

Ground Floor

Entrance

UPVC double glazed leaded door to the entrance vestibule.

Entrance Vestibule

3'5 x 3'1 (1.04m x 0.94m)

Tiled flooring, hardwood single glazed frosted door to the hallway.

Hallway

10'1 x 3'1 (3.07m x 0.94m)

Central heating radiator, under stairs storage cupboard, door to reception room two.

Reception Room Two

13'3 x 11 (4.04m x 3.35m)

UPVC double glazed leaded window, central heating radiator, coving, gas fire with stone surround, open to reception room one, door to kitchen, stairs to first floor.

Reception Room One

10'3 x 10'2 (3.12m x 3.10m)

UPVC double glazed leaded window, central heating radiator, coving, meter cupboard.

Kitchen

12'4 x 7'5 (3.76m x 2.26m)

UPVC double glazed leaded box window, central heating radiator, a range of wood effect panelled wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring induction hob and extractor hood, plumbing for washing machine, wood effect Lino flooring, single glazed door to the utility room.

Utility Room

5'5 x 2'11 (1.65m x 0.89m)

UPVC double glazed frosted window, wood effect Lino flooring, door to the WC, UPVC double glazed frosted door to the rear.

WC

5'5 x 2'2 (1.65m x 0.66m)

UPVC double glazed frosted window, dual flush WC, wood effect Lino flooring.

First Floor

Landing

7'1 x 3'11 (2.16m x 1.19m)

Loft access, smoke alarm, over stairs storage cupboard, doors to two bedrooms and shower room.

Bedroom One

14 x 10'3 (4.27m x 3.12m)

UPVC double glazed leaded window, central heating radiator, television point.

Bedroom Two

13'3 x 6'7 (4.04m x 2.01m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes.

Shower Room

8'10 x 7 (2.69m x 2.13m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, vanity top wash basin with traditional taps, direct feed shower enclosure, coving, integrated linen cupboard, Lino flooring.

External

Rear

Enclosed yard

Front

Stone chip garden with paving areas.

