

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

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Station Road, Padiham, BB12 8EF

£149,950

IMPRESSIVE MID TERRACE IN THE HEART OF PADIHAM

Nestled in the heart of Station Road, Padiham, Burnley, this impressive terraced property is a dream come true for those seeking a spacious and well-appointed home. Boasting five bedrooms and two bathrooms, this property is perfect for large families or anyone who enjoys having plenty of space to move around.

As you step inside, you'll be greeted by two generously sized reception rooms that exude a sense of openness and light thanks to the high ceilings throughout. Whether you're entertaining guests or simply relaxing with your loved ones, these versatile spaces offer endless possibilities for you to make your own.

Conveniently located in the town centre, this house not only provides easy access to local amenities but also ensures that transport links are within reach, making your daily commute a breeze. Imagine being just a stone's throw away from everything you need, from shops to restaurants to public transportation.

Priced to sell, this property is a true bargain considering its size and prime location. Don't miss out on this incredible opportunity to own a spacious home that offers both comfort and convenience. Book a viewing today and step into the future of luxurious living at an affordable price.

Station Road, Padiham, BB12 8EF

£149,950



- Impressive Mid Terrace Property
- Set Across Four Floors
- Enclosed Yard to Rear
- EPC Rating C
- Five Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Two Bathrooms
- Abundance of Living Space
- Council Tax Band A

Ground Floor

Entrance Vestibule

10'3 x 4'6 (3.12m x 1.37m)

Hardwood single glazed front door, dado rail, solid wood flooring, door to reception room one and hall.

Hall

14'6 x 4'6 (4.42m x 1.37m)

Stairs to first floor.

Reception Room One

13'3 x 11'9 (4.04m x 3.58m)

Hardwood double glazed window, central heating radiator, coving, ceiling rose, spotlights, partial wood panel elevations, electric fire with marble hearth and wooden surround, television point, solid wood flooring and sliding door to reception room two.

Reception Room Two

20'0 x 11'9 (6.10m x 3.58m)

Hardwood double glazed window, central heating radiator, coving, spotlights, ceiling rose, television point and door to inner hall.

Inner Hall

6'6 x 3'8 (1.98m x 1.12m)

Tiled flooring, door to stairs to lower ground floor and door to kitchen.

Kitchen

10'6 x 8'4 (3.20m x 2.54m)

Hardwood double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, space for range cooker, integrated extractor hood, wall mounted boiler, tiled flooring and open access to utility.

Utility

8'4 x 5'9 (2.54m x 1.75m)

Wall units, laminate worktop, plumbing for washing machine and dishwasher, space for fridge freezer, tiled splashback, tiled flooring and door to rear.

Lower Ground Floor

Landing

8'4 x 4'1 (2.54m x 1.24m)

Open to three cellar rooms and gym.

Cellar Room One

19'1 x 16'6 (5.82m x 5.03m)

Central heating radiator and spotlights.

Cellar Room Two

12'0 x 5'0 (3.66m x 1.52m)

Cellar Room Three

8'4 x 3'8 (2.54m x 1.12m)

Gym

14'0 x 11'5 (4.27m x 3.48m)

Central heating radiator and tiled flooring.

First Floor

Landing

23'5 x 8'6 (7.14m x 2.59m)

Central heating radiator, range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, doors to three bedrooms, bathroom, storage and stairs to first floor.

Bedroom One

18'3 x 10'7 (5.56m x 3.23m)

Hardwood double glazed window, central heating radiator and door to understairs storage.

Bedroom Two

15'4 x 8'6 (4.67m x 2.59m)

Hardwood double glazed window and central heating radiator.

Bedroom Three

18'10 x 7'10 (5.74m x 2.39m)

Hardwood double glazed window and central heating radiator.

Bathroom

10'5 x 7'11 (3.18m x 2.41m)

Hardwood double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, electric shower enclosed, extractor fan, partially tiled elevations and tiled flooring.

Second Floor

Landing

9'3 x 7'3 (2.82m x 2.21m)

Doors to two bedrooms, WC and store.

Bedroom Four

12'11 x 9'1 (3.94m x 2.77m)

Two Velux windows, central heating radiator, over stairs storage and door to en suite.

En Suite

7'7 x 2'8 (2.31m x 0.81m)

Pedestal wash basin with mixer tap, low base WC, electric feed shower enclosed, extractor fan, partially tiled elevations and tiled flooring.

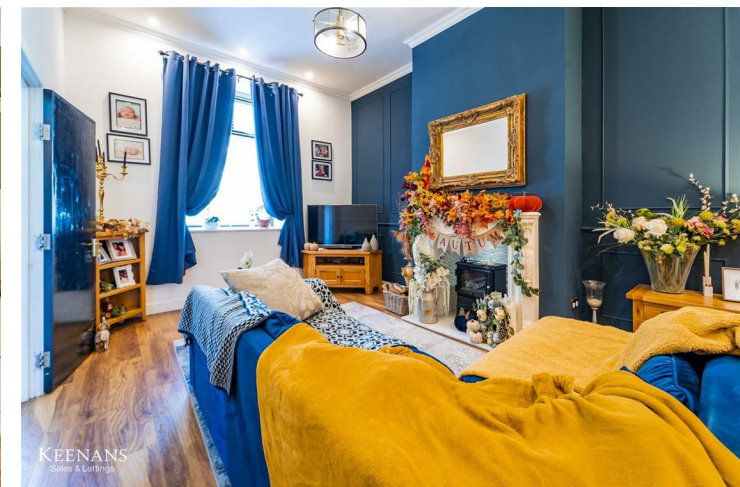
Bedroom Five

15'4 x 6'11 (4.67m x 2.11m)

Velux window and central heating radiator.

Store

15'4 x 7'1 (4.67m x 2.16m)



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