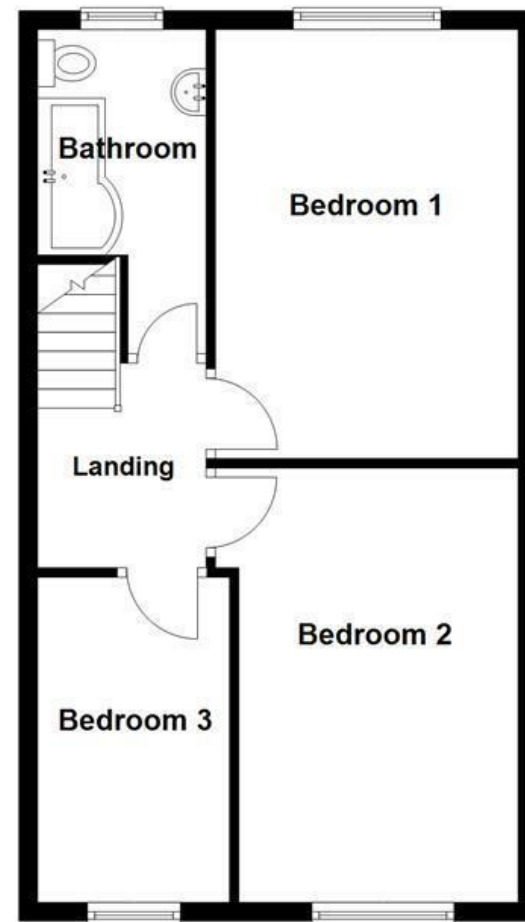



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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.

Green Street, Padiham, BB12 7AT

£110,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, stylish interiors and modern fixtures and fittings, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Padiham. With open plan kitchen diner, three generously sized bedrooms and spacious rooms throughout, this property is truly the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you on to an open plan kitchen diner. The kitchen diner provides access on to a store room and houses a staircase to the first floor and door to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear.

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

Green Street, Padiham, BB12 7AT

£110,000



- Beautifully Presented Mid Terrace Property
 - Contemporary Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Move-in Ready
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Enclosed Yard to Rear
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'07 x 3'07 (1.40m x 1.09m)

UPVCC double glazed frosted front door and hardwood single glazed frosted door leading to reception room one.

Reception Room One

16'11 x 15'01 (5.16m x 4.60m)

UPVC double glazed window, central heating radiator, meter cupboard, two feature wall lights, gas fire, television point, wood effect flooring, understairs storage and door to kitchen/dining area.

Kitchen/Dining Area

16'11 x 15'03 (5.16m x 4.65m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, Alpha boiler, smoke alarm, tiled flooring, door to store room, stairs to the first floor and UPVC double glazed door to rear.

Store Room

6'08 x 3'11 (2.03m x 1.19m)

UPVC double glazed frosted window.

First Floor

Landing

6'09 x 5'09 (2.06m x 1.75m)

Loft access, smoke alarm, doors leading to three bedrooms and bathroom.

Bedroom One

15'05 x 10'08 (4.70m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Two

15'01 x 10'08 (4.60m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'05 x 6'09 (3.48m x 2.06m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

12'02 x 5'09 (3.71m x 1.75m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush W/C, pedestal wash basin with mixer tap, P-shaped pane bath with overhead direct feed shower, tiled elevations, extractor fan and wood effect flooring.

External

Rear

Enclosed yard.

