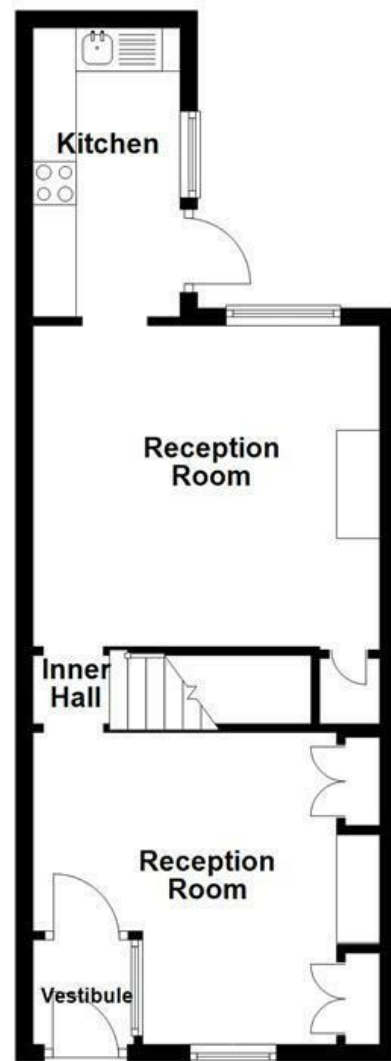
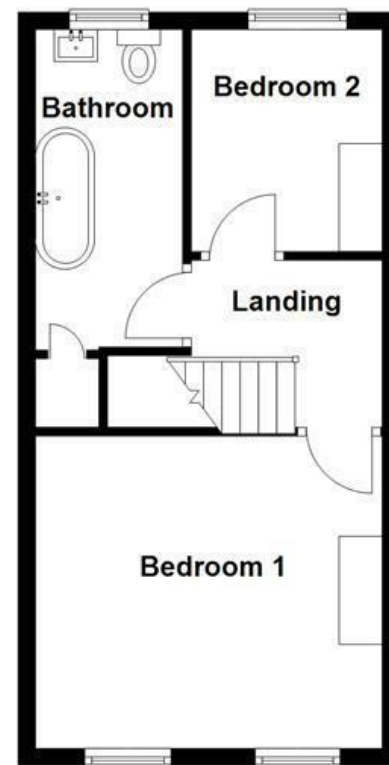


Ground Floor



First Floor



Albert Street, Padiham, BB12 8HE

£110,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and updated to the highest standard throughout, this outstanding two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Padiham. With neutral decoration, two living areas and having been recently refurbished, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Clitheroe, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to an inner hallway which guides you through to second reception room and houses a staircase to the first floor. The second reception room leads through to a fitted kitchen which leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a family bathroom. Externally there is an enclosed yard to the rear.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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.

Albert Street, Padiham, BB12 8HE

£110,000

 2  1  2  D

- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Leasehold
- Two Spacious Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule

4' x 3'10 (1.22m x 1.17m)
Hardwood entrance door, hardwood single glazed window and hardwood single glazed frosted door to reception room one.

Reception Room One

13'2 x 11'10 (4.01m x 3.61m)
UPVC double glazed window, central heating radiator, original cast iron fireplace, granite effect hearth, integrated alcove storage, TV point, wood effect laminate floor and open access to inner hall.

Inner Hall

2'11 x 2'7 (0.89m x 0.79m)
Wood effect laminate floor, stairs to first floor and open access to reception room two.

Reception Room Two

13'2 x 12'2 (4.01m x 3.71m)
UPVC double glazed window, central heating radiator, smoke alarm, cast iron gas burner, granite effect hearth, TV point, under stairs storage, wood effect laminate floor and open access to kitchen.

Kitchen

11'1 x 5'7 (3.38m x 1.70m)
UPVC double glazed window, central heating radiator, cream panel wall and base units, wood effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, integrated fridge freezer, plumbing for washing machine, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

7'5 x 6'6 (2.26m x 1.98m)
Smoke alarm and hardwood doors to two bedroom and bathroom.

Bedroom One

13'2 x 11'10 (4.01m x 3.61m)
Two UPVC double glazed windows, central heating radiator, spotlights, TV point and wood effect laminate flooring.

Bedroom Two

8'5 x 7'5 (2.57m x 2.26m)
UPVC double glazed window and central heating radiator,

Bathroom

12'1 x 5'5 (3.68m x 1.65m)
UPVC double glazed window, central heated towel rail, spotlights, low flush WC, vanity top wash basin with traditional taps, roll top clawfoot bath with mixer tap and rinse head, over stairs storage, tiled elevation and tiled floor.

External

Rear

Enclosed yard.

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