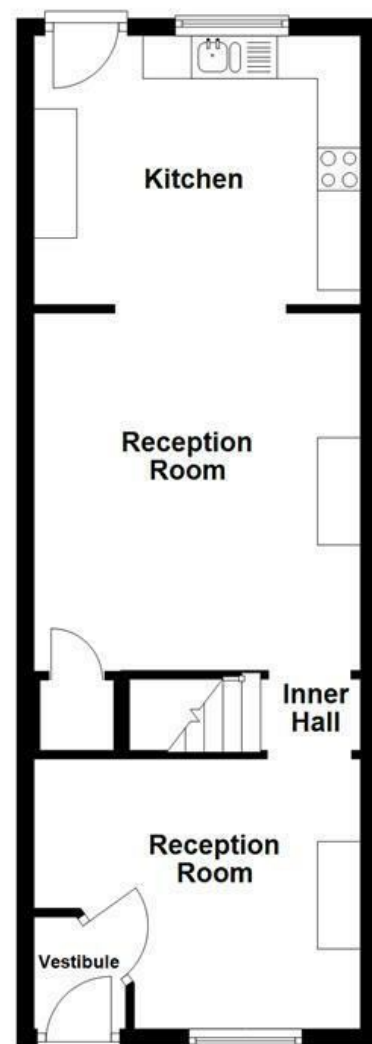
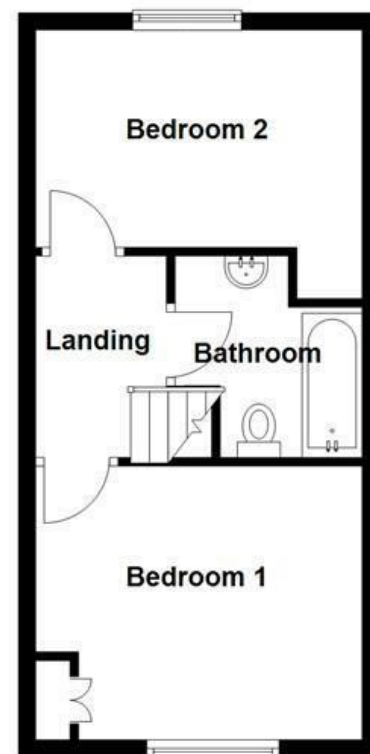


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	53	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Lawrence Street, Padiham, BB12 8DL

£110,000

SPACIOUS TWO BEDROOM TERRACE PROPERTY IN THE HEART OF PADIHAM.

Welcome to Lawrence street! This delightful two-bedroom house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, with an open plan living area downstairs that creates a warm and inviting atmosphere, ideal for both relaxation and entertaining.

The well-designed living space flows seamlessly, allowing for easy movement and interaction. Natural light floods the area, enhancing the sense of space and making it a lovely spot to unwind after a long day. The kitchen is conveniently situated, making meal preparation a joy.

The house is located in a good area, with a variety of local amenities just a stone's throw away. Whether you need shops, schools, or parks, everything you require is within easy reach, making this property an excellent choice for families and professionals alike.

Outside, the property features both a front and back yard, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is perfect for those who appreciate a bit of nature right at their doorstep.

In summary, this two-bedroom house on Lawrence Street is a fantastic opportunity for anyone looking for a spacious and well-located home in Padiham. With its open plan living, proximity to amenities, and outdoor space, it is sure to appeal to a wide range of buyers or renters. Don't miss the chance to make this lovely property your own.

Lawrence Street, Padiham, BB12 8DL
£110,000

 2  1  2  E

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

Ground Floor

Vestibule
4'3 x 3'6 (1.30m x 1.07m)
Composite entrance door and door to reception room one.

Reception Room One
12'6 x 10'4 (3.81m x 3.15m)
UPVC double glazed window, central heating radiator, meter cupboard and open access to inner hall.

Inner Hall
Stairs to first floor and open access to reception room two.

Reception Room Two
13'8 x 10'9 (4.17m x 3.28m)
Central heating radiator, spotlights, smoke alarm, under stairs storage, wood effect lino flooring and open access to kitchen.

Kitchen
12'5 x 10'3 (3.78m x 3.12m)
UPVC double glazed window, spotlights, wall and base units, laminate worktops, integrated oven, four ring electric hob, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, part tiled elevation, wood effect lino flooring and door to rear.

First Floor

Landing
6'7 x 5'9 (2.01m x 1.75m)
Smoke alarm, loft access and doors to two bedrooms and bathroom.

Bedroom One
11'1 x 10'9 (3.38m x 3.28m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Two
13'11 x 7'11 (4.24m x 2.41m)
Central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan and part tiled elevation.

Second Floor

Loft
17'6 x 13' (5.33m x 3.96m)
Insulated, boarded and lighting.

External

Front
Courtyard.

Rear
Enclosed yard and gated access to rear.



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