



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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	46		
(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.

Spring Gardens Terrace, Padiham, BB12 8JB

Offers Over £110,000

A PRIVATE TRANQUIL PLOT NOT TO BE MISSED

Welcome to this charming property located on Spring Gardens Terrace in Padiham, Burnley. This delightful house boasts spacious and bright rooms, perfect for creating a warm and inviting atmosphere.

As you step inside, you'll be greeted by an open plan ground floor space, ideal for entertaining guests or simply enjoying a cozy night in with your loved ones. The property is situated on a private corner plot, offering you peace and tranquility in your own little oasis.

Convenience is key with this property, as it provides easy access to local amenities, making everyday tasks a breeze. Whether you're looking to grab a quick bite to eat or run errands, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this house your home. Book a viewing with our Burnley branch today and discover the endless possibilities that this property has to offer.

Spring Gardens Terrace, Padiham, BB12 8JB

Offers Over £110,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating E
- On Street Parking
- End Terraced Property
- Two Spacious Bedrooms
- Ideal First Time Buy Or Investment Opportunity
- Enclosed Rear Yard
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

Ground Floor

Entrance

Hard wood door to vestibule.

Vestibule

2' x 2' (0.61m x 0.61m)

Laminate door and door to reception room.

Reception Room

14'7 x 13'8 (4.45m x 4.17m)

UPVC double glazed window, central heating radiator, door to stairs to first floor and open access to kitchen/diner.

Kitchen/Diner

19'1 x 8'3 (5.82m x 2.51m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, free standing oven, tiled splash backs, extractor fan, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, access to boiler, UPVC door to rear, partial tiled floor, partial laminate floor and door to WC.

WC

8'7 x 5'8 (2.62m x 1.73m)

UPVC double glazed window, central heating radiator, wash basin, dual flush WC, part tiled elevation and vinyl flooring.

First Floor

Landing

10'2 x 5'7 (3.10m x 1.70m)

Smoke alarm, UPVC double glazed window, central heating radiator, doors to shower room, washroom and two bedrooms.

Bedroom One

14'9 x 14'7 (4.50m x 4.45m)

UPVC double glazed window and central heating radiator.

Bedroom Two

8'2 x 7'8 (2.49m x 2.34m)

UPVC double glazed window and central heating radiator.

Wash Room

2'8 x 2'2 (0.81m x 0.66m)

Wash basin with mixer tap, tiled elevation and tiled floor.

Shower Room

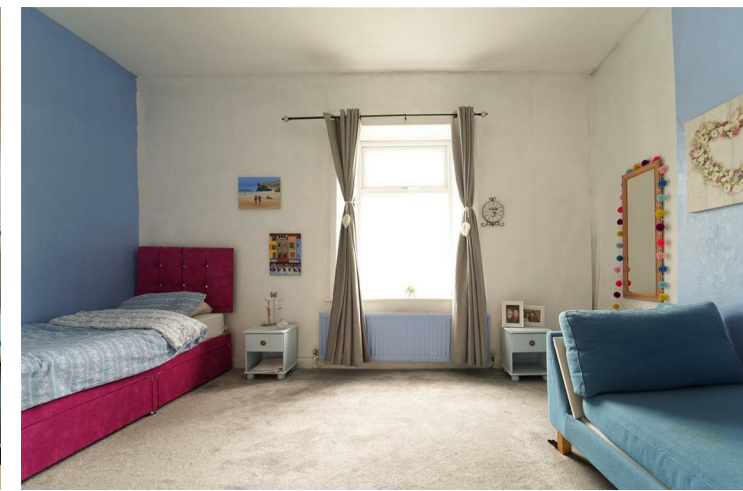
6'9 x 2'5 (2.06m x 0.74m)

Dual flush WC, direct feed shower enclosure, tiled elevation, extractor fan and tiled floor.

External

Rear

Enclosed paved yard with gate to shared access road.



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