



# Falcon & Foxglove

**25 Wytham Street, Padiham BB12 7DX**



Offered for sale is this two bedroom mid-terrace property in this popular area of town. Comprising of a spacious lounge, dining room, fitted kitchen and first floor bathroom. The property benefits also from double glazing, gas central heating and rear yard.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Two Bedrooms**
- **Spacious Lounge**
- **Dining Room**
- **Fitted Kitchen**
- **No Chain**
- **Gas Central Heating**
- **Double Glazing**
- **EPC Rating D**
- **Council Tax Band A**
- **Leasehold (880+ Years)**

**£79,950**



**Falcon & Foxglove Estate Agents Limited,  
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

Email: [info@falconandfoxglove.co.uk](mailto:info@falconandfoxglove.co.uk)

Web: [www.falconandfoxglove.co.uk](http://www.falconandfoxglove.co.uk)



**Entrance Hallway**  
**4.46m x 1.02m (14ft 7" x 3ft 4")**

Laminate wood flooring

Central heating radiator

**Lounge**  
**3.35m x 3.11m (10ft 11" x 10ft 2")**

Double glazed window to the front of the property

Wood and marble fireplace with open fire

Laminate wood flooring

Central heating radiator



**Dining Room**  
**4.23m x 3.62m (13ft 10" x 11ft 10")**

Double glazed window to the rear of the property

Wood and marble fireplace with open fire

Laminate wood flooring

Central heating radiator



**Kitchen**  
**2.37m x 1.76m (7ft 9" x 5ft 9")**

Double glazed window to the side of the property

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Integrated electric oven and gas hob with cooker hood over

Plumbing for automatic washing machine



**Falcon & Foxglove Estate Agents Limited,**  
**9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

Email: [info@falconandfoxglove.co.uk](mailto:info@falconandfoxglove.co.uk)

Web: [www.falconandfoxglove.co.uk](http://www.falconandfoxglove.co.uk)



### **Landing**

**2.02m x 1.01m (5ft 11" x 6ft 7")**

Carpeted flooring

### **Bedroom One**

**4.18m x 3.36m (13ft 8" x 11ft 10")**

Double glazed window to the front of the property

Tiled fireplace with open fire

Carpeted flooring

Central heating radiator



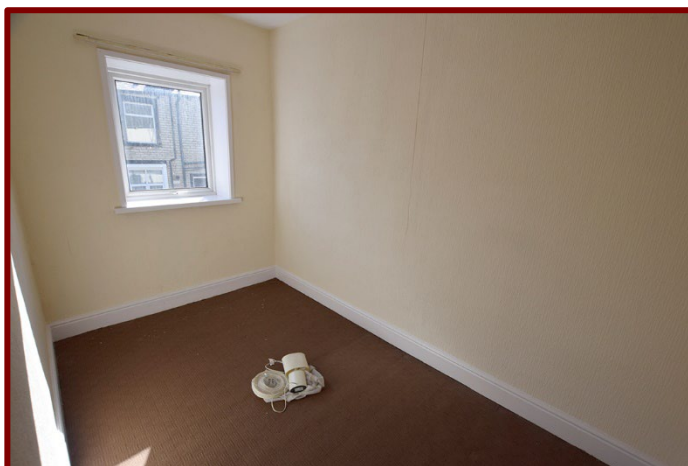
### **Bedroom Two**

**3.65m x 2.09m (11ft 11" x 6ft 10")**

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



### **Bathroom**

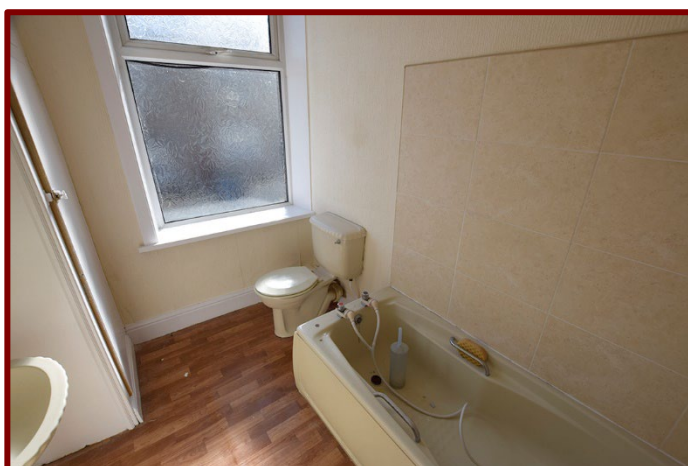
**2.69m x 2.02m (8ft 9" x 6ft 7")**

Double glazed frosted window to the rear of the property

Panelled bath

Pedestal hand wash basin and low level w.c.

Central heating radiator



**Falcon & Foxglove Estate Agents Limited,  
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

Email: [info@falconandfoxglove.co.uk](mailto:info@falconandfoxglove.co.uk)

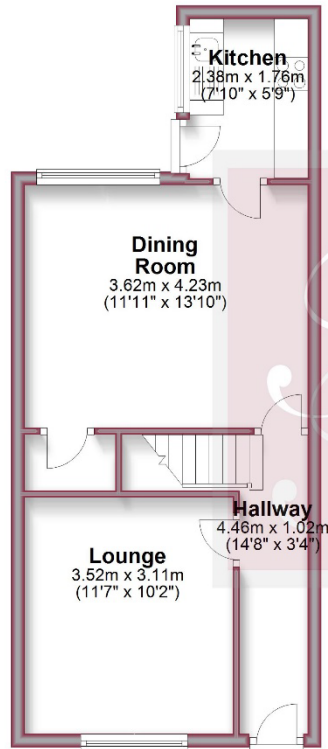
Web: [www.falconandfoxglove.co.uk](http://www.falconandfoxglove.co.uk)





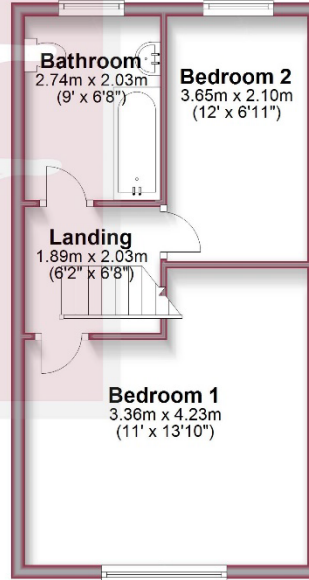
### Ground Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 73.5 sq. metres (791.1 sq. feet)

Please note: Plans are to show room locations only and are not to scale

#### NOTES:

**VIEWING:** Strictly by appointment with Falcon & Foxglove Estate Agents Limited

#### IMPORTANT NOTICE:

Falcon and Foxglove Estate Agents Limited, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do NOT form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Falcon and Foxglove Estate Agents Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Falcon & Foxglove Estate Agents Limited,  
9 Manchester Road, Burnley BB11 1HQ

Tel: 01282 416060

Email: [info@falconandfoxglove.co.uk](mailto:info@falconandfoxglove.co.uk)

Web: [www.falconandfoxglove.co.uk](http://www.falconandfoxglove.co.uk)

