



Falcon & Foxglove

35 Cambridge Drive, Padiham BB12 7DA



A three bedroom property in this popular area of Padiham. Comprising also of a spacious lounge, dining room, kitchen and first floor family bathroom. The property benefits also from double glazing, gas central heating, front & rear gardens.

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.

- **Three Bedrooms**
- **Spacious Lounge**
- **Dining Room**
- **Kitchen**
- **No Chain**
- **Council Tax Band A**
- **EPC Rating D**
- **Freehold**
- **Gardens to Front & Rear**
- **Suitable for a FTB or Landlord**

£99,950



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

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

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Entrance Hall

Lounge

4.50m x 3.82m (14ft 9" x 12ft 6")

Double glazed window to the front of the property

Wooden flooring

Wood and tile fireplace with living flame gas fire

Central heating radiator

TV & telephone points

Coving to ceiling

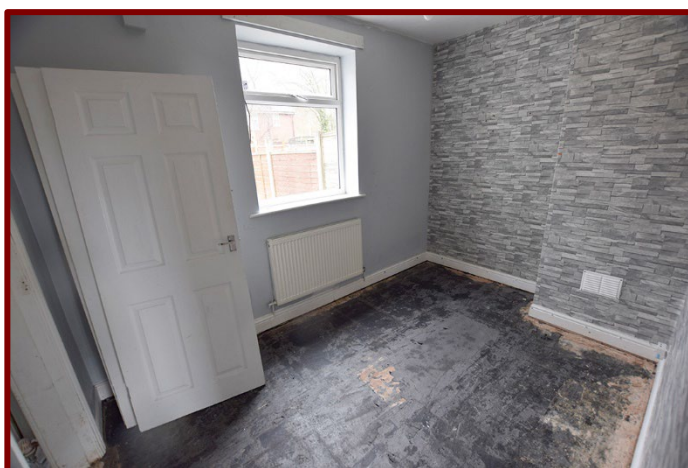


Dining Room

3.56m x 2.39m (11ft 8" x 7ft 10")

Double glazed window to the rear of the property

Central heating radiator



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Kitchen

3.89m x 2.63m (12ft 9" x 8ft 7")

Double glazed window to the rear of the property

Fitted base unit

Laminate work surface

Stainless steel sink unit

Central heating boiler



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Landing

Bedroom One

3.85m x 3.44m (12ft 7" x 11ft 3")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



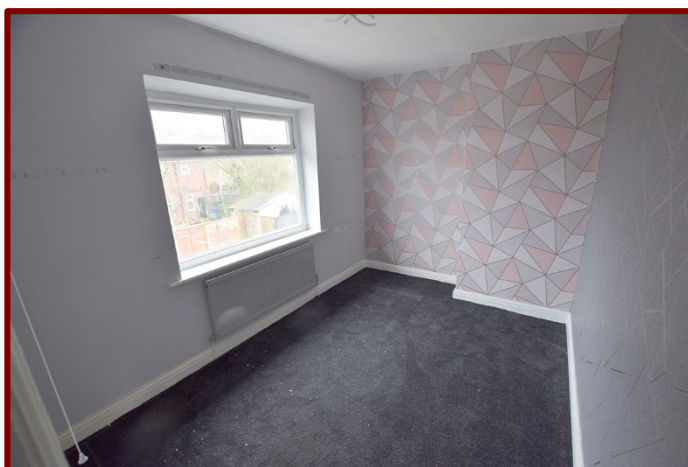
Bedroom Two

3.43m x 2.41m (11ft 2" x 7ft 10")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



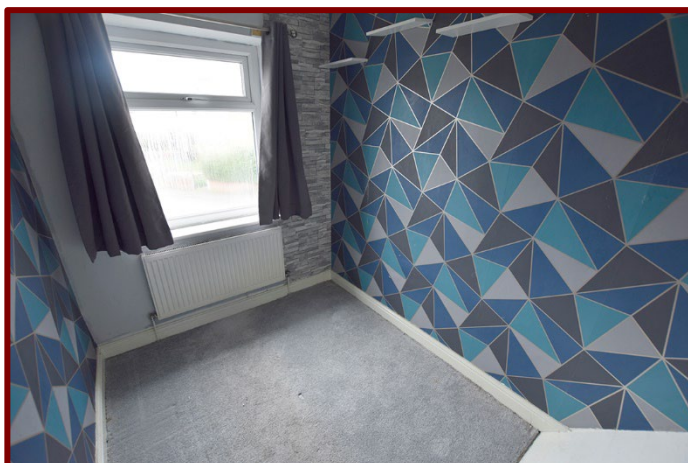
Bedroom Three

2.75m x 1.91m (9ft 0" x 6ft 3")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



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Bathroom

1.93m x 1.71m (6ft 4" x 5ft 7")

Double glazed frosted window to the rear of the property

Panelled bath

Low level w.c.



Rear Garden



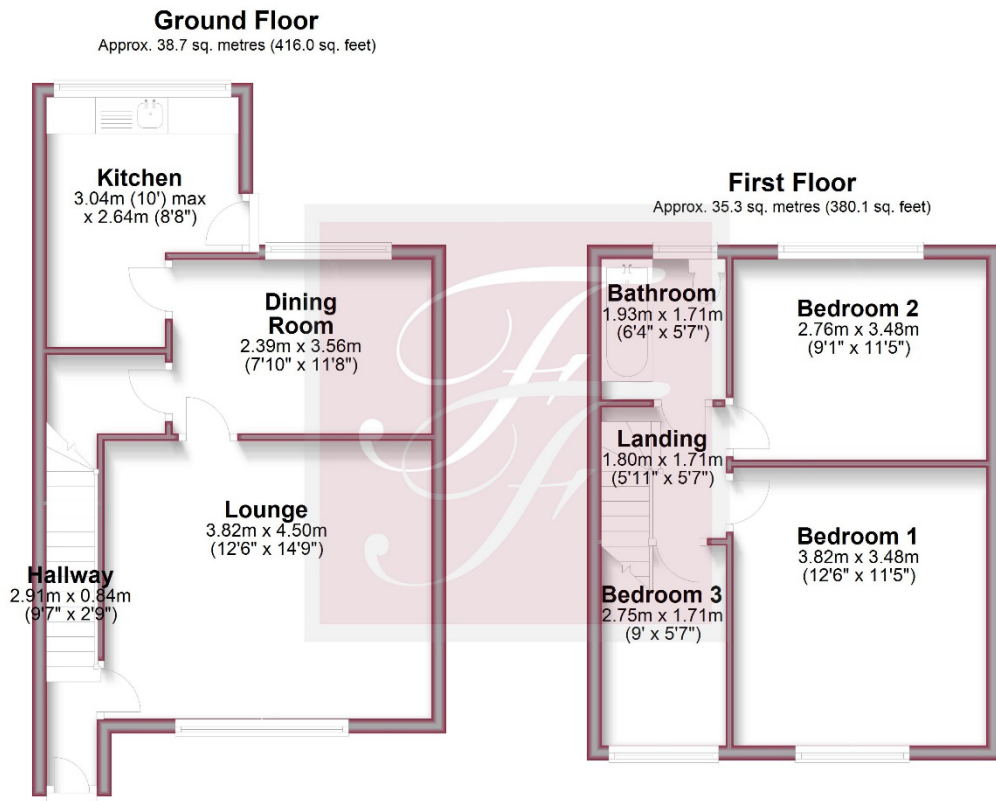
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Total area: approx. 74.0 sq. metres (796.1 sq. feet)

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

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