



# Falcon & Foxglove

**“The Loft” 6 Habergham Street, Padiham BB12 8PU**



“The Loft” a two bedroom top floor apartment located in this popular area of Padiham. Comprising also of a spacious lounge diner, fitted kitchen and bathroom.

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 Diner
- Fitted Kitchen
- Double Glazing
- Electric Storage Heaters
- Council Tax Band A

**£600 PCM    £600 BOND**



Falcon & Foxglove Estate Agents Limited,  
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**Lounge**  
**6.34m x 3.88m (20ft 9" x 12ft 8")**

Two double glazed windows to the front of the property

Carpeted flooring

Electric fire

Two electric storage heaters



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**Kitchen**  
**3.65m x 1.73m (11ft 11" x 5ft 8")**

Fitted wall and base units

Laminate work surfaces

Integrated electric oven and hob with cooker hood over

Full bowl moulded resin sink unit

Tiling in splash back areas

Plumbing for automatic washing machine



**Bedroom One**  
**3.38m x 2.87m (11ft 1" x 9ft 4")**

Double glazed window to the rear of the property

Carpeted flooring

Electric storage heater

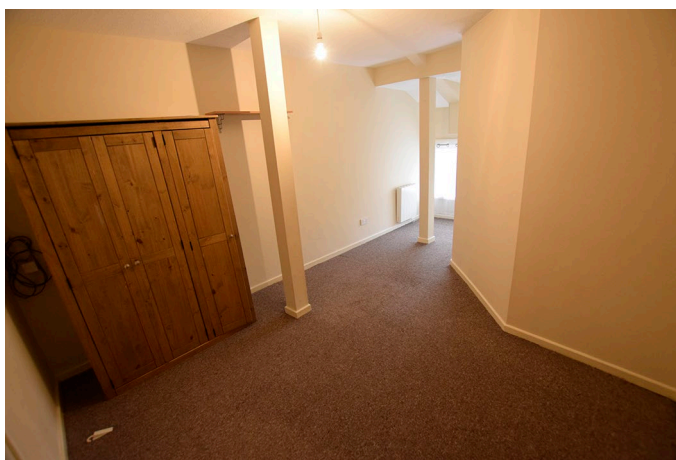


**Bedroom Two**  
**5.32m x 3.24m (17ft 5" x 10ft 7")**

Double glazed window to the rear of the property

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Electric storage heater



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**Bathroom**  
2.07m x 1.98m (6ft 9" x 6ft 6")

Panelled bath with electric shower over

Pedestal hand wash basin and low level w.c.

Extractor fan

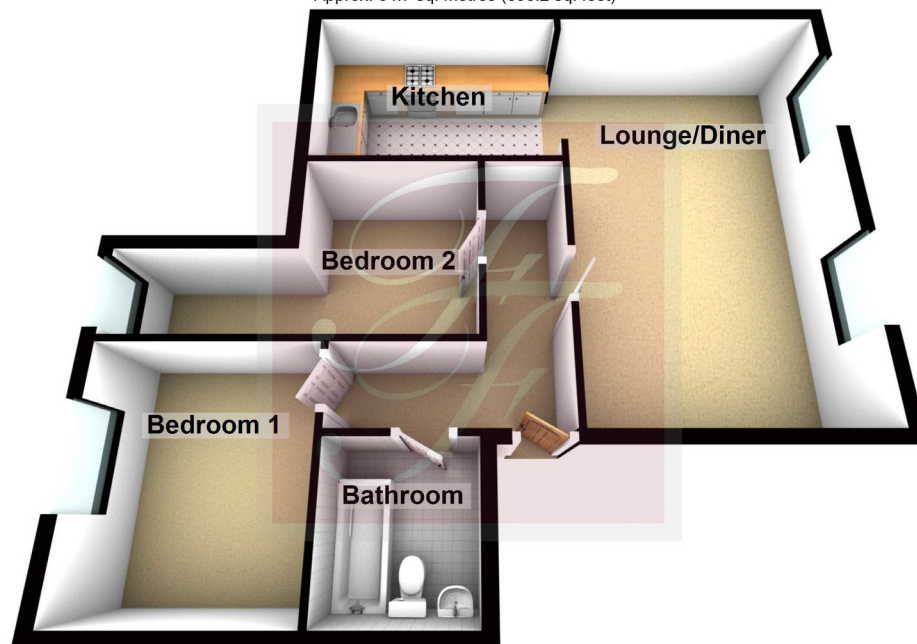
Tiling in splash back areas

Electric heater



**Ground Floor**

Approx. 64.7 sq. metres (696.2 sq. feet)



Total area: approx. 64.7 sq. metres (696.2 sq. feet)

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



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## NOTES:

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

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