



Falcon & Foxglove

97 Thompson Street, Padiham BB12 7BG



Currently tenanted is this two bedroom mid-terrace property located in the Padiham area of town. Spread over three floors the property comprises of a spacious lounge, living room, dining room, fitted kitchen, utility room and first floor bathroom. The property benefits also from double glazing, gas central heating, overlooking grass verge to the front and a 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
- Living Room
- Dining Room
- Council Tax Band A
- Fitted Kitchen
- Utility Room
- Gas Central Heating
- EPC Rating D
- Leasehold 880+ Years

Offers Over £69,950



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

Tel: 01282 416060

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Entrance Vestibule

Carpeted flooring

Lounge

4.25m x 3.36m (13ft 11" x 11ft 0")

Double glazed window to the front of the property

Carpeted flooring

Wood and marble fireplace with gas fire

Central heating radiator



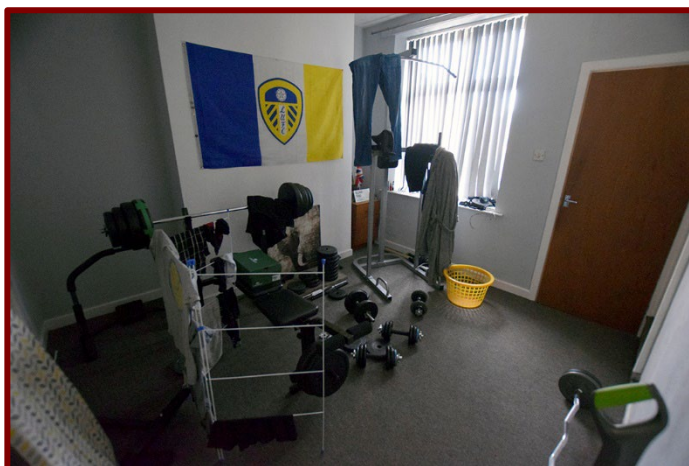
Living Room

3.55m x 3.25m (11ft 7" x 10ft 7")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



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Dining Room
3.34m x 2.66m (10ft 11" x 8ft 8")

Carpeted flooring

Central heating radiator



Kitchen
4.24m x 3.33m (13ft 11" x 10ft 10")

Double glazed window to the rear of the property

Fitted base units

Laminate work surfaces

1 ½ full bowl stainless steel sink unit

Gas cooker

Tiling in splash back areas



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Utility Room
1.72m x 1.66m (5ft 7" x 5ft 5")

Double glazed window to the side of the property

Tiled flooring

Laminate work surfaces

Plumbing for automatic washing machine



Bedroom One
4.26m x 2.20m (13ft 11" x 7ft 2")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



Bedroom Two
3.38m x 2.26m (11ft 1" x 7ft 4")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



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Bathroom
2.49m x 2.40m (8ft 1" x 7ft 10")

Panelled bath with mixer taps for shower over

Pedestal hand wash basin and low level w.c.

Carpeted flooring

Central heating radiator

Extractor fan

Tiling in splash back areas



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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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